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RESIDENTIAL  
REHABILITATION

western  
addition  
area  
2

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LEONARD S. MOSIAS, A. I. A. & ASSOCIATES

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SAN FRANCISCO 22, CALIFORNIA  
MONTROSE 1-4311

November 6, 1962

Mr. Norman Murdoch  
Chief Planner  
San Francisco Redevelopment Agency  
525 Golden Gate Avenue  
San Francisco, California

Dear Mr. Murdoch:

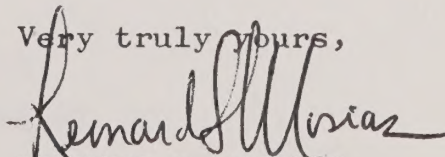
I am pleased to submit herewith my report on the Residential Rehabilitation Study of the Western Addition, Area 2, undertaken in accordance with our contract agreement dated October 24, 1961. The objective of the report was to evaluate through surveys and economic feasibility studies individual residential properties and thereby furnish a basis for arriving at justifiable decisions with respect to the action to take in regard to them.

The scope of the study demanded a wide range of technical knowledge conversant with Federal and local building regulations and requirements, construction costs and analytic methods for determining the economic feasibility of rehabilitation.

Many structures throughout the area surveyed are in various degrees of deterioration which if allowed to continue would result in general blight and in time affect adjacent stable neighborhoods. Major public improvement and private rehabilitation and development will revitalize the area and improve environmental and living conditions.

In conclusion, may I note with appreciation the excellent cooperation given by yourself and the staff of the San Francisco Redevelopment Agency which contributed immeasurably to the comprehensiveness of this report.

Very truly yours,

  
LEONARD S. MOSIAS

LSM:pc

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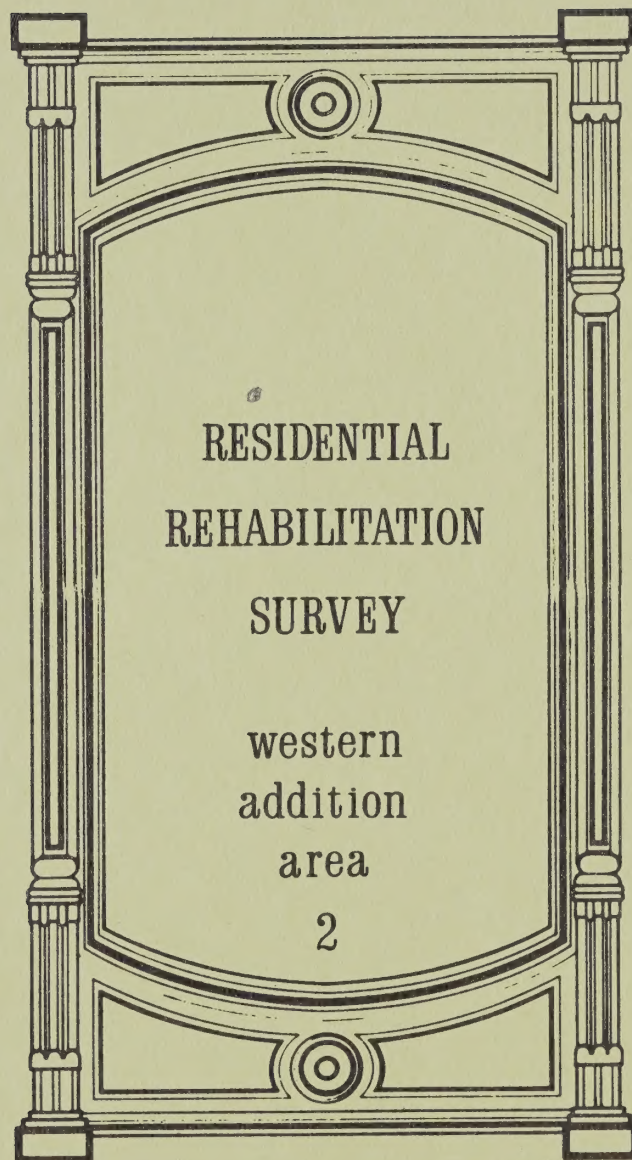
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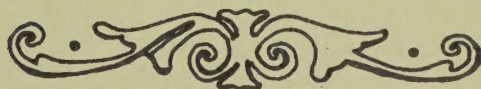
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PREPARED FOR  
SAN FRANCISCO REDEVELOPMENT AGENCY  
LEONARD S. MOSIAS AIA CONSULTANT

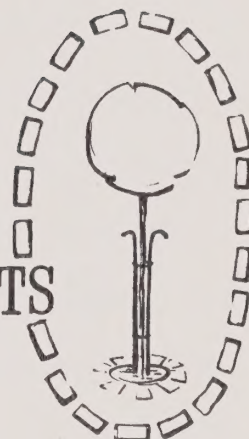
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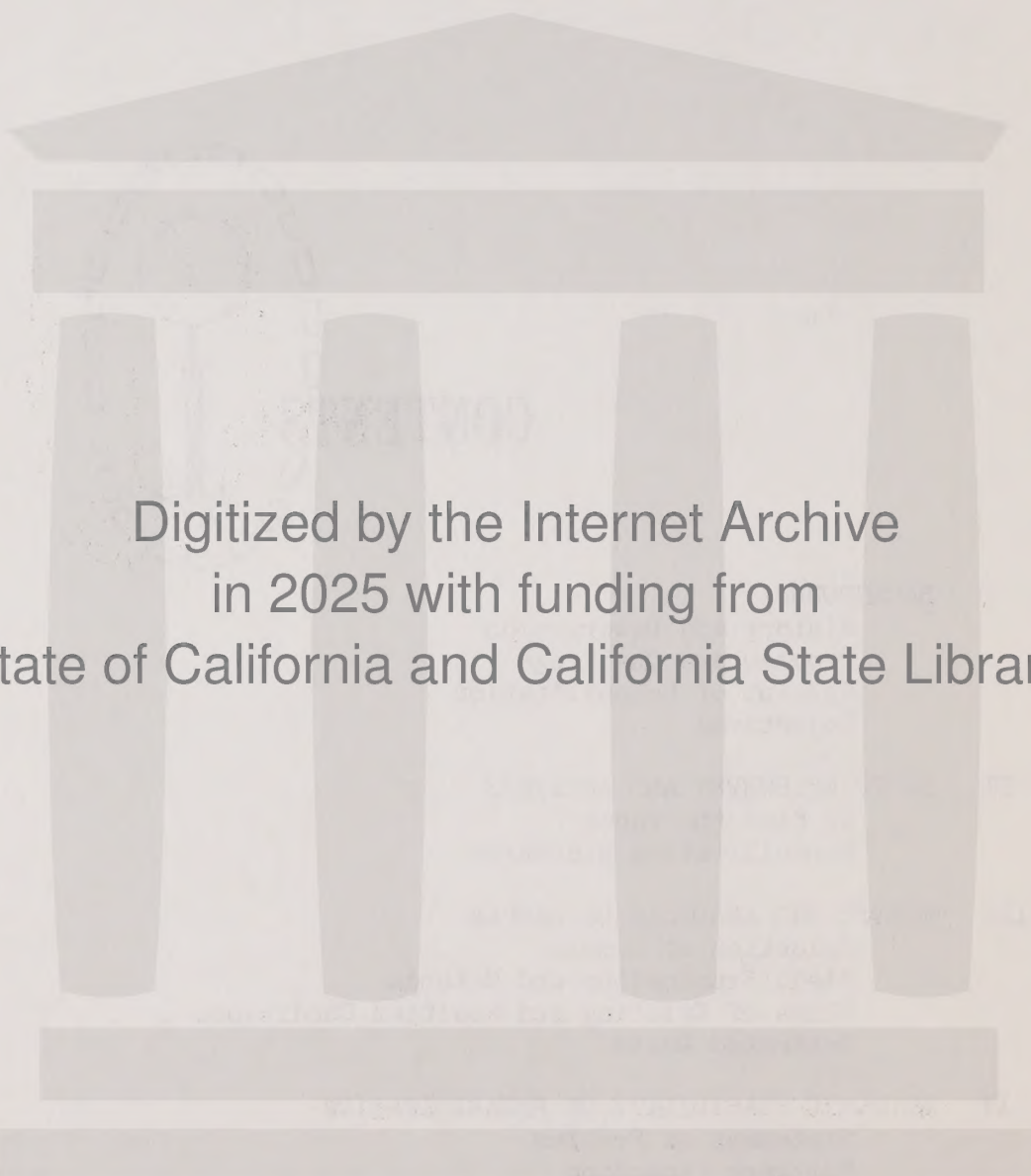




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3. Property Description
4. Ownership Data
5. Residential Property Analysis
6. FHA Rehabilitation Requirements
7. Rehabilitation Plan - Property No. 3
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- E. Income Analyses - Structures Eligible for Section 220h Mortgages
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## I. BACKGROUND

### HISTORY AND DESCRIPTION

Miraculously spared from the ravages of the devastating earthquake and fire of 1906, the area, known as the Western Addition, is exceptional for its many and varied examples of architecture reflecting the history and development of San Francisco over a period of one hundred years.

The area with which this study deals comprises a sixty-five block part of the Western Addition. The study includes all structures having residential occupancy in this area. Many of the properties include commercial uses in addition to the residential tenancy. The area, shown on Map Exhibit No. 1 is bounded by Bush Street on the north, Fulton Street on the south, Van Ness Avenue on the east and St. Joseph's Avenue on the west.

### PROBLEM AND CHALLENGE

San Francisco is now developing programs to correct blighted and congested conditions and to deal with an accumulation of housing that is continuously aging and deteriorating faster than it is being rehabilitated or replaced. The study area contains an estimated 1008 residential structures, many of which are in various degrees of deterioration and in need of rebuilding or replacement. More than 50 percent of the structures are past middle age with an estimated average age of sixty-seven years. (See Table A for breakdown by blocks.) It is this condition which results in neighborhood blight and calls for both major public improvement and private rehabilitation and reconstruction.







Throughout the area substantial houses were built before the turn of the century. When the residents sold out or moved to new locations, a lower income group succeeded them. In many instances, the new owners were unable or unwilling to furnish and maintain the structures for single family use. Consequently they have been converted into rooming houses, housekeeping units, convalescent homes and other uses for which they are not designed. This conversion process contributes to the deterioration of the neighborhood. Throughout much of the residential area stores, industry and houses are haphazardly intermingled.

The neighborhoods were developed with a gridiron street pattern which encourages through traffic and is accessible to all points along the main thoroughfares. The streets, originally designed to handle local traffic in the horse and buggy age, now feel the crush of heavy volumes of vehicles traveling at peak hours in an almost unbroken procession between downtown and the newer outlying sections.

In spite of existing blight this area can now offer its residents many advantages. It has schools, many churches, community halls, shopping centers and proximity to the cultural life of the city.

Continuation of physical deterioration poses a threat to adjacent stable neighborhoods. Since this accelerated deterioration is in part the result of forces and trends outside the area, it obviously becomes a community problem.

Through federal aid communities are able to improve housing and environment in neighborhoods such as the subject area, in order that such areas may be rehabilitated and renewed in a manner which will contribute to improved living conditions. The development and execution of a





comprehensive program of neighborhood rehabilitation is a great challenge to the community of San Francisco. Its realization will mark an historical milestone of progress.

#### CONCEPT OF REHABILITATION

It is recognized that improvement of old deteriorated neighborhoods is a vital part of the total urban renewal program. Urban renewal is a continuous long-range, public-initiated action to eliminate blight and slums and prevent deterioration of urban areas. The problem must be solved as a comprehensive program consisting of a balanced combination of redevelopment, rehabilitation and code enforcement activities.

Redevelopment combined with rehabilitation comprise techniques for transforming a rundown, neglected neighborhood to a livable, attractive, and stable condition. They involve: (1) rehabilitation of structures to meet present day standards, (2) demolition of structures that are unfit for rehabilitation, and (3) improvement of streets, schools, parks, sewers, and other municipal facilities to bring the neighborhood environment up to modern standards.

Their potential for city improvement is extensive. They can increase the supply of moderate-priced, privately owned rental housing and provide new home ownership opportunities for families in modest circumstances.

#### OBJECTIVES

The primary objective for this survey and economic feasibility study of individual residential properties is to provide a basis for making justifiable decisions with respect to the disposition of each property studied and to accomplish the following:





1. To help define the area and establish the eligibility of the area for renewal with Federal financial assistance.
2. To help determine appropriate renewal treatment of the area.
3. To help determine the extent of demolition as a basis for planning decisions.
4. To help provide information on family displacement as a basis for preparing a realistic relocation plan.
5. To establish property standards for rehabilitation realistically related to the conditions of existing buildings.
6. To provide guidance in formulating a feasible program for successfully accomplishing property rehabilitation objectives.
7. To facilitate estimating project costs.

## II. SCOPE OF SURVEY AND ANALYSIS

### TO FIND THE FACTS

In order to collect and preserve data essential to determining conditions and forming conclusions, survey facts were recorded on several specially prepared forms designed for use by qualified personnel in gathering the data required for various phases of the project as follows:

- a. Property Record Data, Exhibit No. 2.  
Noting data from public records.
- b. Property Description, Exhibit No. 3.  
Noting occupancy.
- c. Ownership Data, Exhibit No. 4.  
Compiling existing financial data.
- d. Residential Property Analysis, Exhibit No. 5.  
Noting code deficiencies, rehabilitation items and estimated costs.





- e. Comprehensive Exterior Residential Property Survey, Exhibit No. 12. Noting general data, deterioration and deficiencies.

#### REHABILITATION STANDARDS

In the development of residential property rehabilitation requirements the following basic components of good housing were considered as guiding factors:

1. A dwelling unit should contain adequate facilities and equipment, such as water closet, lavatory, tub or shower, kitchen sink, cooking facilities, hot and cold running water, drainage to sewerage system, electrical service and heating facilities. In addition, each dwelling unit should be provided with adequate space per occupant, light and ventilation, privacy, and safe and unobstructed means of egress.
2. Structures should have adequate strength and rigidity. They and all their appurtenances should be weather resistant and protected against decay, insects and other destructive influences.
3. The lot on which a building stands should be free from hazards to health, safety and welfare.

In order to provide standards for definite rehabilitation action there must be a common understanding by the local and Federal regulatory agencies and lending institutions of the minimum work to be done on individual properties to accomplish the objectives. Such criteria are provided by the standards developed for the project--specific enough to achieve understanding yet flexible enough to permit rational deviation as long as reasonable results are obtained.





These standards are the combination of code requirements and rehabilitation requirements which properties must meet in order to be eligible for FHA mortgage insurance under provisions of Section 220 of the National Housing Act or comparable requirements if conventional financing is to be used.

To determine the rehabilitation requirements several typical properties were field inspected by Federal Housing Administration and Urban Renewal Administration personnel, together with Redevelopment Agency and Consultant's representatives. Standards geared to practical application to existing physical conditions of individual properties within the area and indicating the extent of typical repairs and remodeling were prepared by the FHA. These standards were followed by the Consultant with minor modifications in a detailed analysis of a fifty structure sample.

The Rehabilitation Requirements as developed by FHA are shown in Exhibit No. 6.

### III. SURVEY AND ANALYSIS OF SAMPLE

#### SELECTION OF SAMPLE

Since the study area was large it was decided that a relatively small but representative sample of residential structures would permit reasonable determination of the feasibility of rehabilitation.

As the basis for selecting a random sample, the San Francisco City Planning Department's detailed land use map was analyzed and the number of wholly or partially residential properties were counted by blocks. These properties were placed in the following categories for the purpose





of selecting a stratified sample representative of the various types of residential buildings in the proportions of their occurrence in the Area:

Single family	Single family with commercial
2 family	2 family with commercial
3-4 family	3-4 family with commercial
5-9 family	5-9 family with commercial
10 family and over	10 family and over with commercial
Rooming house	Rooming house with commercial
Hotel	

The total number of properties containing residential structures in the above categories was 1,015. It was then decided that a five percent sample, fifty properties would be adequately representative and would permit the completion of inspections and analyses in a reasonable time period.

To select the sample all properties in the universe were listed in order by block and by type. The sample selection interval was obtained by dividing the total number of properties by the number desired for the sample. The starting point was obtained by drawing a number from a table of random numbers. The two numbers, starting point and selection of interval, were then applied to the stratified listing to obtain the final sample. The final sample contained a distribution by type shown in the following table:

<u>Type</u>	<u>No. in Universe</u>	<u>No. in Sample</u>
Single family	108	5
Single family w/Comm.	44	2
2-family	175	9
2-family w/Comm.	89	5
3-4 family	163	8
3-4 family w/Comm.	53	2
5-9 family	89	5



<u>Type</u>	<u>No. in Universe</u>	<u>No. in Sample</u>
5-9 family w/Comm.	37	2
10 & over	59	3
10 & over w/Comm.	75	2
Rooming House	75	4
Rooming House w/Comm.	48	2
Hotel	24	1

#### FIELD EXAMINATION AND METHODS

The study of each of the fifty sample structures involved extensive field work in all portions of the premises. Accordingly, the cooperation of owners and occupants was required.

The field examination method of each structure consisted of the following steps:

1. Interview with owner to obtain Ownership Data (Exhibit No. 4).
  2. Property Description (Exhibit No. 3).
  3. Detailed measured plans of all floors indicating all existing conditions, including room arrangements, window dimensions, ceiling heights, appurtenances, surroundings, etc.
  4. Exterior photographs.
  5. Analysis of original form and type of construction.
  6. Listing of all Code violations and health and safety hazards.
- A representative of the Bureau of Building Inspection accompanied each field examination.
7. Analyses of interior layouts.
  8. Operability of all mechanical systems, including electrical, plumbing and heating.
  9. Analysis of structural conditions, maintenance required, and improvements or corrections necessary.





Table B lists existing and proposed occupancy for each of the fifty structures.

Table C lists valuations for each of the fifty structures.

#### PLANS OF EXISTING AND MODIFIED CONDITIONS

From field examination data and measurements, floor plans were drawn of existing conditions for each of the fifty structures. Each was studied for suitable modifications to meet the rehabilitation requirements. Plans were then redrawn to indicate both the existing conditions and proposed modifications where revisions and improvements were found to be necessary.

Exhibit No. 7 illustrates a single family dwelling with minor modifications.

Exhibit No. 8 illustrates a single family dwelling with extensive modifications.

Exhibit No. 9 illustrates a three family structure with minor modifications.

Exhibit No. 10 illustrates an original single family dwelling which had been converted to multiple use and showing proposed modifications for legal six family occupancy.

Table D lists complete room tabulations and areas for each of the fifty structures as shown in the modified drawings.

#### ESTIMATED COSTS

Utilizing the data and analyses contained in the reports of survey teams made during the field examinations and investigations together with the drawings of existing rehabilitated conditions, costs were





estimated for each possible improvement as well as the total cost of all improvements suggested for each of the fifty structures. Detailed cost estimates were prepared on standard forms and itemized (Exhibit No. 11). All improvements and costs, for each particular structure investigated and studied, were then recorded on the Residential Property Analysis form (Exhibit No. 5).

#### IV. ECONOMIC FEASIBILITY OF REHABILITATION

##### Statement of Problem

With full cost data developed the problem becomes that of determining the economic feasibility of rehabilitation. Basically, economic feasibility hinges on profit. The analytic method followed answers the question as to whether at the rents charged following rehabilitation the demand will be strong enough to produce income sufficient to warrant the investment in rehabilitation.

##### Mortgage Financing

Mortgage financing will be readily available for rehabilitated structures in this renewal area. FHA-insured financing is available for apartment buildings containing no stores and for single-family houses. The Redevelopment Agency has directed that the feasibility analysis reflect the use of this financing for all eligible structures. Hotels and structures containing both apartments and stores are generally ineligible for FHA-insured loans, but inquiry among lenders has indicated that conventional loans would be available for these structures.



## Required Rentals

A rent schedule was built up by adding expected net return, an allowance for vacancy and collection loss, operating expenses and taxes. Each of these is discussed below.

- a. Expected Net Return: The net return is defined as the cash remaining after deducting from the total rent schedule the allowance for vacancy and collection loss, operating expenses and taxes. The percent of net return is obtained by dividing the total cost of the property into the net return. If the property is mortgaged, the debt service would be paid out of the net return.

In this study, a 10 percent net return was posited for all income property other than those structures which contain more than four apartments and no commercial facilities. Financing for the latter group of structures would be insured by the Federal Housing Administration under Section 220 of the National Housing Act, and the resultant controls on rent would limit net income to nine percent for this category of buildings. There would be no such income control on the rehabilitated structures containing two to four apartments, financed under Section 220h.

In any event, mortgage financing is such that the nine percent and 10 percent net returns for the properties affected would be adequate to attract equity investors in rehabilitation.

- b. Allowance for Vacancy and Collection Loss. Income is reduced by the extent to which vacancy and collection loss occurs. The FHA uses a figure of seven percent to estimate this loss for





rental properties. Seven percent is used herein. The deduction of vacancy and collection loss from the total estimated income yields a figure which is labeled "Gross Income Expectancy."

- c. Operating Expenses and Taxes: The expenses of operating rental properties cover management, maintenance (including the establishment of reserves) and taxes. The Redevelopment Agency has specified that this category of expenses be estimated at 42 percent of Gross Income Expectancy. Water is the only utility included in operating expenses.
- d. Example of Rent Build-Up: Tables E through I show for each rental property the total monthly rent charge that would be required. There follows an explanation for a particular property as to how this rent is computed. The property used for this example is #38, contained in Table E.

	<u>Annually</u>
1) Net Return at 10% of Total Cost	\$3,503
2) Operating Expense and Taxes at 42% of Gross Income Expectancy	2,537
3) Gross Income Expectancy	6,040
4) Vacancy and Collection Loss at 7% of Total Rent Schedule	455
5) Total Rent Schedule	6,495 (541/mo)

#### Guide for Determining Economic Feasibility

The Redevelopment Agency has specified that the principal competition for the rehabilitated apartments within Area Two will be provided by units which are built under Section 221(d)(3) of the National Housing Act. Accordingly, the Agency has supplied a breakdown of monthly housing





costs which might be achievable under this program. These costs have been used as a determination of economic feasibility, on the premise that there would be inadequate demand for any substantial number of accommodations at higher rates. Thus, unless the resultant rents in the rehabilitated units are on a par with, or under, the 221(d)(3) total monthly housing costs, rehabilitation is considered to be infeasible.

<u>No. of Bedrooms</u>	<u>Typical Room Distribution</u>	<u>Monthly Housing Costs (Including Utilities)</u>
Studio	LD-K-1 bath	\$ 80
1	LD-K-BR-1 bath	89
2	LD-K-2BR-1 bath	109
3	L-KD-3BR-1½ baths	134
3	L-KD-3BR-2 baths	139
4	L-KD-4BR-2 baths	159

For the purpose of comparing the 221(d)(3) rents with the rents in the rehabilitated structures, the estimated cost of gas and electricity was deducted from the above schedule. After consultation with the Pacific Gas and Electric Company, the following amounts were deducted: \$9 for a studio, \$11 for a 1-BR, \$13 for a 2-BR, \$14 for a 3-BR, and \$17 for a 4-BR.

Guides for judging economic feasibility have also been provided by the Agency for the two other categories of structures in this study -- hotels and single-family houses. Hotels are to be regarded as residence-type, rather than transient, and to be feasible if rooms can be rented at \$50 per room per month, at an overall vacancy rate of five percent. The single-family home is to be considered feasible for rehabilitation if the cost of rehabilitation does not exceed 50 percent of present value.



### Result of Feasibility Test

Application of the above test disqualifies practically all of the structures for economic feasibility of rehabilitation. Only two of the 46 income properties and two of the four single-family homes appear economically feasible to rehabilitate.

The analysis for each structure is shown in five Tables as follows:

<u>Table</u>	<u>Type of Structure</u>	<u>No. of Structures</u>
E	Structures Eligible for 220h Mortgages: (Less than 5 apts., no stores)	20
F	Structures Eligible for 220 Project Mortgages: (Over 4 units, no stores)	11
G	Structures Containing Apartments and Stores	13
H	Hotels	2
I	Single-Family Homes	4

a. Structures Eligible for 220h Mortgages:

All but one of the structures in this category are economically infeasible to rehabilitate. The rentals resulting from this analysis are all above the guide rents hereinbefore specified. Property #40 is the only one that qualified as to economic feasibility.

b. Structures Eligible for 220 Project Mortgages:

There are no economically feasible cases in this category.

c. Structures Containing Apartments and Stores:

In this category of properties an intervening step was introduced in the process of computing apartment rentals.





After determining the monthly rent required for the entire structure, the rent for the commercial space was estimated and then deducted from the building rent to yield the rental required from the apartments. Store rent was computed at \$5 per front foot for all properties except those on Fillmore Street where it was computed at \$6 per front foot. Although currently there is general economic "sickness" for the stores scattered through Area Two, it is expected that the renewal of the area will provide a consumer demand sufficient to perk up business enough in such dispersed stores as are allowed to remain to command the front foot rentals specified.

A spot-check of rents charged for neighborhood stores on Polk Street between California and Washington Streets shows rents running, for the most part, substantially in excess of \$5 and \$6 per front foot. This is a concentrated area of thriving neighborhood shops laid out in a strip on Polk Street.

In this group, the only structure which appears economically feasible for rehabilitation is property #48.

d. Hotels:

Neither of the two hotels would meet the test of \$50 per room per month.

In accordance with Agency instructions a five percent vacancy rate, rather than seven percent, was used in the





rent build-up. The ratio of operating expenses and taxes to gross income expectancy was moved up to 52 percent to reflect the added personnel expense involved in the operation of a hotel-like activity. In both cases, the resultant rent per room is too high to meet the Agency's test.

e. Single-Family Homes:

Two of the four single-family homes meet the economic feasibility test. For those two, the expense of rehabilitation is less than one-half the present value.

f. Supplementary Analysis:

In view of the results it was decided to add another dimension to the analysis to take into consideration the relative costs to the Agency of demolition vs. absorption of as much of the cost of a rehabilitated structure as needed to reduce the rents to comparability with new 221(d)(3) housing.

If the Agency demolishes a structure it incurs a monetary loss consisting of the cost of acquiring property plus cost of demolition minus proceeds from sale of cleared land.

The Agency selected four representative structures for this supplementary trial analysis and provided these additional figures for each property: cost of demolition, sale price of cleared land, cost of required additional



off-street parking. These figures are incorporated in the analysis on Table J. The selected structures comprise #8, which would contain two apartments after rehabilitation; #26 and #29, four apartments each; and #46, 38 apartments.

The method used for determining cost to the Agency for subsidizing rehabilitation for these structures is as follows:

- 1) Determine rents to be achieved in the rehabilitated apartments. Guide housing costs specified in Section 4 of this Chapter were used, after the same deductions for gas and electricity.
- 2) Determine from the resulting rent the total cost of the property to the owner. This incorporates the same assumptions as to net return, operating expenses and taxes, and vacancy loss that were used before, but with a reversal in process. In the preceding analysis rent was derived from total property cost. In this analysis total cost is derived from rent.
- 3) The cost to the Agency is then determined by the difference between actual cost and sale price to the buyer, augmented by expenditures for providing off-street parking.

The results of this analysis shows that on two of the four structures, an Agency subsidy of rehabilitation is less costly than demolition. The comparison of costs to the Agency on the four selected structures is shown below.





<u>Structure</u>	<u>Clearance</u>	<u>Amount</u>	<u>Rehabilitation</u> <u>Net Under or Over</u>	
# 8	\$ 10,074	\$17,522	\$ 7,448	Over
26	22,050	9,751	12,299	Under
29	19,750	24,507	4,757	Over
46	215,000	83,625	131,875	Under

These findings suggest the value of extending this type of supplementary analysis beyond the sample selected for such treatment in this study.

## V. COMPREHENSIVE SURVEY

### OBJECTIVE

This part of the survey was geared to determine conditions of disrepair observable from the exterior of the structure which may impair its stability or weathertightness, or which may otherwise threaten the safety, health or comfort of its occupants.

Residential structure surveys have generally dealt with the basic question of disrepair by a judgment on the overall condition of the building. Experience has shown that this method puts a strain on the judgment of inspectors, and that results will vary widely between one worker and another. They will also vary for the same person at different times.

The method used in the present comprehensive exterior residential property survey of 958 structures was designed to provide an objective report on the presence or absence of specified conditions. These conditions which have been found to be reliable measures of fundamental deterioration and deficiencies, provide an index of the state of repair. Major parts of the building were treated under separate sub-items using a system of degrees. Schedule entries were translated into an overall appraisal in the office as part of the scoring process (see Exhibit No. 12).



## EVALUATION CLASSIFICATIONS

In order to determine the evaluation of a structure through the penalty scoring method, four classifications of penalty points were tentatively adopted.

Penalty points 0-5: satisfactory -- Evaluation No. 1

when the structure is either new or recently constructed, is maintained in excellent condition, or requires a relatively minor amount of repair and maintenance.

Penalty points 6-14: conservable -- Evaluation No. 2

when it is apparent that the estimated cost of rehabilitation plus the initial value of the property would not exceed an investment recoverable from reasonably anticipated income.

Penalty points 15-21: undeterminable -- Evaluation No. 3

when general repair is required and there is evidence of general neglect and maintenance, a more detailed examination and analysis is indicated for positive classification.

Penalty points 22 or more: demolish -- Evaluation No. 4

when the general appearance is dilapidated, extensive reconstruction is required, and it is apparent that the estimated cost of rehabilitation necessary to bring the property up to code and rehabilitation standards plus its present value with the legal number of occupants and dwelling units will exceed its value after rehabilitation.

## PENALTY LIMITATIONS

In order not to classify properties unjustifiably under the No. 4 evaluation, the following weighted limitations of penalty points on the basis of relative cost replacement factors were assigned to the major structure divisions. Category III, Foundations, was assigned no more than five penalty points. Category IV, Exterior Walls and Trim, was assigned no more than five penalty points. Category VII, Windows, was assigned no more than two penalty points. Category VIII, Entrance and Exits, was





assigned no more than two penalty points. Category XI, General Interior Conditions, was assigned no more than six penalty points.

### FINDINGS

Recapitulation of evaluations of 1,008 buildings including the 50 sample structures is shown in Table E. Results indicate the following percentages:

No. 1. -- 25%

No. 2. -- 31%

No. 3. -- 27%

No. 4. -- 17%

Since feasibility of rehabilitation is dependent upon the possibility of obtaining a satisfactory return on investment, the Redevelopment Agency policy of stimulating as much moderate-priced private housing as possible in the area introduces a modified rent competition in the form of new housing constructed under Section 221 (d)(3), supplemented by a reduced land price. In other words, the availability of moderate-priced private housing placed an additional competitive burden upon the feasibility of rehabilitation. Economic feasibility analysis involving these factors (using detailed data from the sample survey) resulted in the following modification of penalty point classifications.

Penalty points 0-5: conservable (rehabilitate)

Penalty points 6-14: undeterminable

Penalty points 15 or more: demolish



EXHIBITS







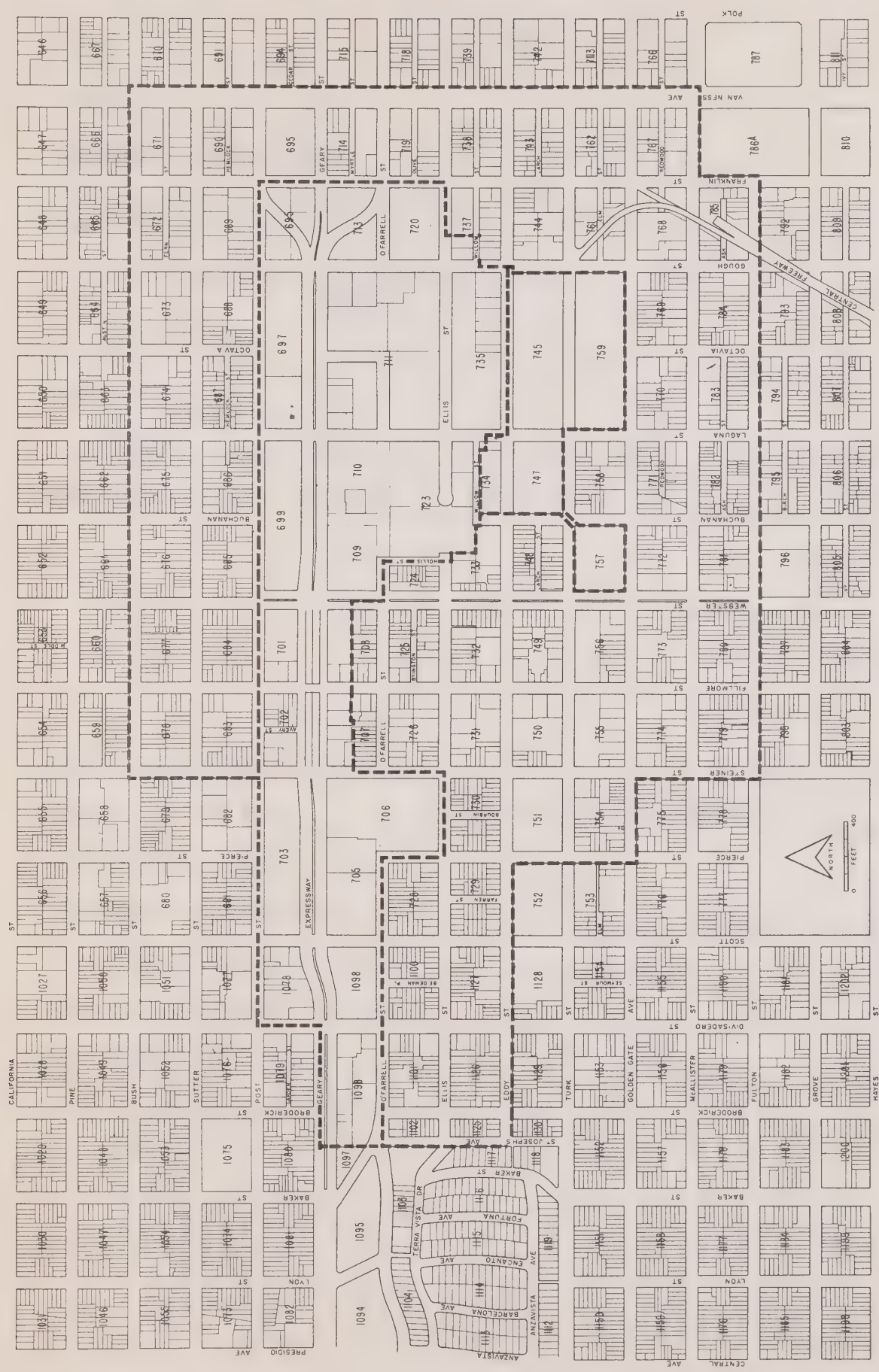




EXHIBIT NO. 2

FORM NO. 1

PROPERTY RECORD DATA

SAN FRANCISCO REDEVELOPMENT AGENCY

PROJECT NO: CALIF. R-54

FILE NO. \_\_\_\_\_

PROJECT LOCATION: WESTERN ADDITION  
AREA-2

DATE \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

SOURCE \_\_\_\_\_

YR. BUILT \_\_\_\_\_ LOT SIZE \_\_\_\_\_ TYPE CONST \_\_\_\_\_ ZONING CLASS \_\_\_\_\_

BUILDING PERMIT DATES \_\_\_\_\_ TYPE WORK DONE \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPT. PUBLIC HEALTH RECORD \_\_\_\_\_

BLDG. PLAN ON FILE \_\_\_\_\_ NO. STRUCTURES ON PROPERTY \_\_\_\_\_

WITHIN FIRE LIMITS: YES \_\_\_\_\_ NO \_\_\_\_\_

OCCUPANCY CLASSIFICATION \_\_\_\_\_ HEIGHT LIMIT \_\_\_\_\_

ORIGINAL OCCUPANCY OR USE \_\_\_\_\_

PRESENT OCCUPANCY OF USE \_\_\_\_\_

OCCUPANCY BY: OWNER \_\_\_\_\_ TENANT \_\_\_\_\_ VACANT \_\_\_\_\_

CITY LICENSE REQUIRED. ISSUED: YES \_\_\_\_\_ NO \_\_\_\_\_ TYPE \_\_\_\_\_





# EXHIBIT NO. 3

FORM NO. 2

FILE NO. \_\_\_\_\_

PROPERTY DESCRIPTION

DATE \_\_\_\_\_

SAN FRANCISCO REDEVELOPMENT AGENCY

PROJECT NO. CALIF. R-54

PROJECT LOCATION: WESTERN ADDITION AREA-2

PROPERTY ADDRESS:

USE: 1F, 2F, APTS, FLATS, HOTEL, HOUSEKEEPING, LODGING HOUSE, STORES														INDUST'RL		OTHERS		
FLOOR	LDG RMS	HSK RMS	SHARED			COM'L	IND'L	DWELLING UNITS								OTHERS	TOTALS	
			T.	B.	K.			1R.	2R.	3R.	4R.	5R.	6R.	7R.	8R.		DU.	HAB RMS
BASEMT																		
1ST																		
2ND																		
3RD																		
4TH																		
5TH																		
OTHER (LIST)																		
ATTIC																		
TOTAL																		

AUTO SPACES: IN DWELLING STRUCT \_\_\_\_\_ IN SEPARATE STRUCT \_\_\_\_\_ ON LOT \_\_\_\_\_

OTHER BLDGS. ON LOT: RESIDENTIAL \_\_\_\_\_ ACCESSORY \_\_\_\_\_ OTHERS \_\_\_\_\_

EXCESS FLOORS \_\_\_\_\_ INSUFFICIENT EGRESS \_\_\_\_\_ EXCESS COVERAGE \_\_\_\_\_

T - TOILET: B - BATH: K - KITCHEN: DU - DWELLING UNIT



# EXHIBIT NO. 4

FORM NO. 3

FILE NO \_\_\_\_\_

OWNERSHIP DATA

DATE \_\_\_\_\_

SAN FRANCISCO REDEVELOPMENT AGENCY

PROJECT NO: CALIF. R-54

PROJECT LOCATION: WESTERN ADDITION AREA-2

PROPERTY ADDRESS \_\_\_\_\_ POSTAL ZONE \_\_\_\_\_

OWNER: NAME \_\_\_\_\_ W, N, C, J. M, P, O

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

PROPERTY: ASS'RS VALUATION: LAND\$ \_\_\_\_\_ IMP.\$ \_\_\_\_\_

PROPERTY: ESTIMATED MARKET VALUE \$ \_\_\_\_\_

ORIG. DOWNPAYMENT \$ \_\_\_\_\_ DATE OF ACQUISITION \_\_\_\_\_

MORTGAGE:

ORIGINAL AMOUNT \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

PRESENT PRINCIPAL \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

MONTHLY PMTS.(PRIN & INT)\$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

INTEREST RATE \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

DATE OF MORTGAGE \_\_\_\_\_

DATE OF MATURITY \_\_\_\_\_

NAME OR TYPE OF MORTGAGE \_\_\_\_\_

ANNUAL COSTS: TAXES \$ \_\_\_\_\_ INSURANCE \$ \_\_\_\_\_

MAINTENANCE \$ \_\_\_\_\_

OTHER OPERATING EXPENSES \$ \_\_\_\_\_

ANNUAL INCOME:

FROM THIS PROPERTY: CURRENTLY\$ \_\_\_\_\_ AT TIME OF PURCHASE\$ \_\_\_\_\_

FROM OCCUPATION \$ \_\_\_\_\_, OCCUPATION \_\_\_\_\_

OTHER \$ \_\_\_\_\_ LIST \_\_\_\_\_

WILLINGNESS TO IMPROVE PROPERTY: REPAIRS? YES \_\_\_\_\_ NO \_\_\_\_\_

IMPROVEMENTS? YES \_\_\_\_\_ NO \_\_\_\_\_ BORROW MONEY? YES \_\_\_\_\_ NO \_\_\_\_\_

MANAGER OR AGENT \_\_\_\_\_ W, N, C, J, M, P, O

ADDRESS \_\_\_\_\_ PHONE: \_\_\_\_\_





# EXHIBIT NO.5

FORM NO. 4

BLOCK LOT

RESIDENTIAL PROPERTY ANALYSIS

FILE NO. ( )

SAN FRANCISCO REDEVELOPMENT AGENCY

PROJECT NO. CALIF. R-54

PROJECT LOCATION: WESTERN ADDITION AREA-2

PROPERTY ADDRESS:

## ITEMIZED BREAKDOWN OF REQUIRED REPAIRS & IMPROVEMENTS

WORK ITEMS	WORK REQUIRED	ESTIMATED COST
1. <u>EXTERIOR SURROUNDS</u>		
a. SIDEWALKS & CURBS		\$
b. SIDEYARD PAVING		
c. REAR YARD PAVING		
d. FENCES		
e. RUBBISH DISPOSAL		
f. HAZARDS		
g. RETAINING WALLS		
h. LANDSCAPING		
2. <u>FOUNDATIONS</u>		
a. MISSING		
b. DETERIORATED		
c. SETTLED		
d. CRACKED		
e. INSUFFICIENT HEIGHT		
f. PIERS UNDER POSTS		
g. PRESERVATIVE TREATMENT		
3. <u>SUB-FLOOR CONSTRUCTION</u>		
a. RATPROOFING		
b. VENTILATION		
c. CLEARANCE TO JOISTS		

1.

WORK ITEMS	WORK REQUIRED	ESTIMATED COST
d. PROPER SIZE JOISTS		\$
e. PROPER SPACING JOISTS		
f. PROPER SIZE GIRDERS		
g. PROPER SIZE POSTS		
h. UNDERPINNING		
i. INFESTATION		
4. <u>CHIMNEYS &amp; VENTS</u>		
a. MASONRY DETERIORATED		
b. VENTS INSUFFICIENT		
5. <u>EXTERIOR WALLS</u>		
a. DEFLECTION, BUCKLING		
b. SURFACE DETERIORATED		
c. TRIM DETERIORATED		
d. TRIM MISSING		
e. WINDOWS & DOORS BROKEN		
f. WINDOWS & DOORS DETERIORATED		
g. WINDOWS & DOORS MISSING		
h. PAINTING		
i. INFESTATION		
6. <u>ROOFING</u>		
a. DETERIORATED COVERING		
b. GUTTERS DETERIORATED		
c. GUTTERS MISSING		
d. LEADERS DETERIORATED		

2.



WORK ITEMS	WORK REQUIRED	ESTIMATED COST
e. LEADERS MISSING	_____	\$ _____
f. CONNECT LEADERS TO SEWER	_____	_____
g. FLASHING	_____	_____
h. SKYLIGHTS	_____	_____
7. <u>STAIRWAYS</u>		
a. ADEQUATE NUMBER	_____	_____
b. EXTERIOR, FRONT	_____	_____
c. EXTERIOR, REAR	_____	_____
d. INTERIOR	_____	_____
e. RISE AND RUN	_____	_____
f. HEADROOM	_____	_____
g. HANDRAILS	_____	_____
h. WIDTH OF STAIRS	_____	_____
i. WINDOWS	_____	_____
j. STAIRWAY TO ROOF	_____	_____
k. DOOR TO ROOF	_____	_____
l. SPACE UNDER	_____	_____
m. STAIRWAY TO BASMT.	_____	_____
n. BASMT. STAIR ENCLOSURE	_____	_____
o. DOORS TO BASMT.	_____	_____
p. LIGHT & VENTILATION	_____	_____
q. INFESTATION	_____	_____
8. <u>PUBLIC HALLS</u>		
a. INSUFFICIENT WIDTH	_____	_____
b. FIRE RESISTANCE	_____	_____
c. INSUFFICIENT LIGHT & VENTILATION	_____	_____

WORK ITEMS	WORK REQUIRED	ESTIMATED COST
d. DOORS	_____	\$ _____
e. SMOKE BARRIER	_____	_____
f. TRAVEL DISTANCE EXCESSIVE	_____	_____
g. OBSTRUCTIONS	_____	_____
h. EXIT SIGNS	_____	_____
9. <u>PORCHES, DECKS, BALCONIES</u>		
a. DETERIORATED	_____	_____
b. MISSING SECTIONS	_____	_____
c. RAILINGS	_____	_____
d. ROOF DECK COVERING	_____	_____
e. DRAINAGE	_____	_____
f. INFESTATION	_____	_____
10. <u>ACCESSORY STRUCTURES</u>		
a. FOUNDATIONS	_____	_____
b. FLOORS	_____	_____
c. WALLS	_____	_____
d. FRAMING	_____	_____
e. ROOFING	_____	_____
f. INFESTATION	_____	_____
11. <u>FLOOR AND CEILING FRAMING</u>		
a. DEFLECTION	_____	_____
b. DETERIORATED	_____	_____
c. INADEQUATE FRAMING	_____	_____
d. INFESTATION	_____	_____
12. <u>CELLAR ROOMS</u>		
a. REMOVALS	_____	_____



WORK ITEMS	WORK REQUIRED	ESTIMATED COST
r. CORRECTIVE	_____	\$ _____
13. <u>INTERIOR WALLS AND CEILINGS</u>		
a. FIRE RESISTANCE INADEQUATE	_____	_____
b. FRAMING DEFICIENT	_____	_____
c. SURFACE DEFICIENT	_____	_____
d. WALLS DETERIORATED	_____	_____
e. CEILINGS "	_____	_____
f. TRIM	_____	_____
g. INFESTATION	_____	_____
h. PAINTING	_____	_____
14. <u>FLOORS</u>		
a. WOOD DETERIORATED	_____	_____
b. INFESTATION	_____	_____
c. REFINISHING	_____	_____
d. COVERING DETER- IORATED	_____	_____
e. NOT WATERPROOF	_____	_____
15. <u>KITCHENS</u>		
a. MISSING	_____	_____
b. CABINETS	_____	_____
c. DRAINBOARDS	_____	_____
d. SEPARATION FROM SLEEPING ROOM, TOILET	_____	_____
16. <u>TOILETS &amp; BATHS</u>		
a. MISSING	_____	_____
b. ACCESS THRU BEDRM.	_____	_____
c. SEPARATION FROM KITCHEN	_____	_____

WORK ITEMS	WORK REQUIRED	ESTIMATED COST
d. MECH. VENTILATION	_____	\$ _____
17. <u>WINDOW AREAS INADEQUATE</u>		
a. LIVING AND SLEEP- ING ROOMS	_____	_____
b. KITCHEN	_____	_____
c. BATHS & TOILETS	_____	_____
18. <u>ROOM AREAS INSUFFICIENT</u>		
a. LIVING ROOM	_____	_____
b. BEDROOM	_____	_____
c. KITCHEN	_____	_____
d. CLOSETS	_____	_____
19. <u>ELEVATOR SHAFTS</u>		
a. FIRE RESISTANCE	_____	_____
b. VENTILATION	_____	_____
c. ENCLOSURES	_____	_____
20. <u>FURNACE AND BOILER ROOMS</u>		
a. FIRE RESISTANCE	_____	_____
b. VENTILATION	_____	_____
21. <u>CEILING HEIGHTS</u>	_____	_____
22. <u>LOT LINE WINDOWS</u>	_____	_____
23. <u>PASSAGEWAY, REAR YARD TO STREET</u>		
a. REQUIRED	_____	_____
b. WIDTH & HEIGHT	_____	_____
c. FIRE RESISTANCE	_____	_____
24. <u>GARAGE &amp; BASEMENT</u>		
a. FLOORS COMBUSTIBLE	_____	_____
b. FIRE RESISTANCE	_____	_____





WORK ITEMS	WORK REQUIRED	ESTIMATED COST
c. VENTILATION	_____	\$ _____
d. OPENINGS	_____	_____
25. <u>GARBAGE CHUTE &amp; ROOM</u>		
a. INADEQUATE	_____	_____
b. TWO CANS	_____	_____
c. INCINERATOR	_____	_____
26. <u>OCCUPANCY SEPARATION</u>		
a. COMMERCIAL FROM RESIDENTIAL	_____	_____
27. <u>FIRE ESCAPES</u>		
a. MISSING	_____	_____
b. INADEQUATE	_____	_____
c. DETERIORATED	_____	_____
d. DROP LADDER	_____	_____
e. OBSTRUCTIONS	_____	_____
28. <u>SPRINKLER</u>		
a. CHUTES	_____	_____
b. PUBLIC HALLS	_____	_____
c. STORAGE	_____	_____
d. BASEMENT OR CELLAR	_____	_____
29. <u>FIRE EXTINGUISHERS</u>	_____	_____
30. <u>FIRE ALARM SYSTEM</u>	_____	_____
31. <u>PLUMBING</u>		
a. WATER CLOSET	_____	_____
b. LAVATORY	_____	_____
c. BATH TUB	_____	_____
d. SHOWER	_____	_____
e. SINK	_____	_____

WORK ITEMS	WORK REQUIRED	ESTIMATED COST
f. FLOOR DRAINS	_____	\$ _____
g. WATER HEATER	_____	_____
h. GAS SERVICE	_____	_____
32. <u>HEATING</u>		
a. INADEQUATE	_____	_____
b. SPACE HEATERS	_____	_____
c. WALL HEATERS	_____	_____
d. FLOOR FURNACES	_____	_____
e. CENTRAL WARM AIR SYSTEM	_____	_____
f. FLUES & VENTS	_____	_____
33. <u>ELECTRICAL</u>		
a. ILLUMINATION INADEQUATE	_____	_____
b. FIXTURES, DEFICIENT	_____	_____
c. SWITCHES	_____	_____
d. RECEPTACLES	_____	_____
e. WIRING DEFICIENT	_____	_____
f. SERVICE	_____	_____
4. <u>MISCELLANEOUS REMOVALS</u>	_____	_____
35. <u>OFF STREET PARKING</u>	_____	_____
36. <u>MISCELLANEOUS ITEMS</u>	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____



WORK ITEMS	WORK REQUIRED	ESTIMATED COST
37. PERMIT FEES	_____	\$ _____

TOTAL ESTIMATED COST	\$ _____
----------------------	----------

CONDITION OF PROPERTY: E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NUMBER OF UNITS NEEDED TO BE VACATED DURING CONSTRUCTION

MANDATORY \_\_\_\_\_ FOR CONVENIENCE \_\_\_\_\_

By: \_\_\_\_\_ INSPECTOR





# EXHIBIT NO. 6

Federal Housing Administration

March 14, 1962

San Francisco, California, Insuring Office

## REHABILITATION REQUIREMENTS

### SECTION 220

Western Addition Area No. 2 Urban Renewal Area

San Francisco, California

The following is provided for the information of owners and others concerned with mortgage insurance under Section 220 in connection with properties involving rehabilitation, in the Western Addition Area No. 2 Urban Renewal Area. Part A lists applicable requirements. Part B is provided to clarify the FHA's position with respect to the acceptability or non acceptability of certain major conditions or features noted in typical properties in the area about which there may be some doubt. Part C contains examples of rehabilitation of typical properties, suggesting possible rehabilitation of similar properties, although variations in condition and arrangement, as well as price or rental expectancy, may alter the extent of change and refurbishing that would be necessary.

#### PART A

1. (a) Properties to be rehabilitated, having not more than two living units, shall comply with the General Acceptability Criteria of the Minimum Property Standards for One and Two Living Units and meet the Objectives of other standards therein. In addition, any new structures or additions to existing structures shall comply with the specific standards of the MPS\* wherever they are pertinent.

1. (b) Properties to be rehabilitated having three or more living units shall comply with the General Acceptability Requirements of the Minimum Property Requirements for Properties of Three or More Living Units and the Objectives of other requirements therein. In addition, new structures or additions to existing structures shall comply with the specific standards of the MPR\* wherever they are pertinent.

Note: \*Modifications meeting the Objectives referred to are permissive when necessitated by existing conditions.

2. Under Section 220(d)(3)(A), properties shall contain not more than 11 living units at completion; under 220(d)(3)(B), properties shall contain 5 or more living units at completion.

3. Properties must comply with applicable laws, codes, ordinances and deed restrictions.

4. The property at the completion of rehabilitation must be safe and sound in all physical respects and be refurbished and altered to bring the property to a desirable marketable condition which will continue during the life of the mortgage and extend the remaining economic life of the property a minimum of 35 years.

2.

The extent to which existing work may be used or new work required must be determined in each instance as may be necessary to meet the desired objectives. In this regard, characteristics of living unit arrangement, design, finish, equipment and other building features shall be judged on the basis of suitability for the rehabilitated property and appeal to the determined market segment. The acceptability of individual properties or projects will be determined by the FHA on the basis of the needs and merits of each project or case as presented.

5. Nonresidential Use of any portion of properties submitted for mortgage insurance is subject to certain limitations on extent and character. Should any such use be contemplated, advice with respect to specific properties will be provided by the FHA Insuring Office upon request.

#### PART B

When appropriate to the class of dwelling, the following features of questioned acceptability will be considered acceptable.

- a. Access to a required bathroom from any room, except a kitchen, or a bedroom in a living unit having more than one bedroom.
- b. Main entrance doors 2'-8" or more in width.
- c. Living units having not less than 2 habitable rooms, or "Efficiency" living units consisting of one principal room and accessory spaces and complete living facilities.
- d. Side yards or courts where a required window of a habitable room, other than a living room, faces a wall and the distance is not less than 3 feet if the opposing wall is one story, or 6 feet if two story. Distances include permanent open space on adjacent property and assume clear opening to the sky. Adequacy of yards and courts when opposing wall exceeds two stories will be determined on the basis of width and height and effect of length as well as nature of rooms opening thereon.

Features noted in the Renewal Area which are not acceptable in any property.

- a. Dirt floors (in garages and basements).
- b. Baths and kitchens serving more than one family.
- c. Non-patent (exposed, unprotected) terra cotta pipe chimney.
- d. Access to bathroom from outside a living unit.
- e. Housekeeping rooms without bathroom and without adequate kitchen and closets.



- f. Habitable room having a ceiling height of less than 7 feet 6 inches (where sloping ceilings occur under roofs 7 feet 6 inches in one-half of the required room area and less than 5 feet at the lowest point in the required room area).
- g. Wood, siding, floors and/or door casings in contact with ground or concrete paving.
- h. Foundations with top of wall less than 8 inches above ground.

#### PART C

showing rehabilitation necessary for maximum valuation and mortgage. The work involved in these and similar properties may vary within the scope of FHA requirements and objectives if desired by the owners and appropriate to the condition of property and the Application submitted.

\* \* \* \* \*

General: The following items shall apply to each of the "typical" examples listed hereinafter as appropriate after inspection of the condition of the items in the subject property.

- a. Foundation. Bring to a safe, sound condition with top of wall 8 inches above Finish Grade. Provide decay and/or insect infestation report by a state licensed operator.
- b. Roofing. Bring all roofs to a minimum 10 year life expectancy.
- c. Heating. The heating facility (ies) shall be capable of maintaining a room temperature of 70 degrees F. at a level 3 feet above the floor in all habitable rooms and bathrooms when the ambient outside temperatures range downward to 35 degrees F. for tenant winter comfort.
- d. Plumbing. Bring all piping and plumbing fixtures of the plumbing system to a sound 35 year life expectancy.
- e. Electric Wiring. Bring all electric wiring and electric fixtures of the power and lighting system to a safe 35 year life expectancy. Convenience outlets - provide a minimum of: one in bathroom; two in all habitable rooms.
- f. All gas and/or combination gas and electric lighting systems shall have the gas sealed off at the source of the lighting system.
- g. Where feasible we suggest installing lower ceilings with compatible materials to increase tenant winter comfort and reduce heating cost.
- h. Provide adequate access to attic space.
- i. Provide suitable landscaping where feasible.

Type: 1 Fam., Wood siding, 1890 style, wood floor. End row - 2 story and basement.

Location: 675-22 Assessor's Block & Lot.

Exterior: Remove the one-half of multi-car garage nearest the dwelling. Raise foundation at rear entrance and as necessary to provide 8 inch height above finish grade. Correct foundation leaks. Provide adequate crawl space ventilation in basementless area. Replace rear wood stairs to garage. Replace or repair front entrance steps, check walls, rail and column bases. On street side elevation of dwelling, we suggest adding shutters to Dining Room pair and Sitting room windows and to the bedroom windows above them. Install a new 2'-0" X 3'-0" window in water closet compartment.

Interior: Replaster walls and ceilings of: Basement; first and second story where necessary. Install linoleum floor in bathroom and water closet compartment. Install partition in bath at end of new tub. Install tile wainscot 4 feet high above tub top. Install two partitions in second story hall, creating two new closets 4 feet 6 inches wide over stair well headroom. Install 2 shelves, pole and hook strip in each and close with sliding doors. Move present front 2nd story bedroom door to first new partition placing one new and the existing hall closet in the bedroom entry. Install 8 lin. ft. of wall and base cabinet and new two compartment sink in kitchen. Install new tub in bathroom. Paint new work and repaint all interiors (enamel in bath and kitchen).

Type: 1 Fam., Wood frame, stucco front. Wood floors. End row - 2 story and basement garage.

Location: 729-4 Assessor's Block & Lot.

Exterior: Remove existing 2 story 2 family rear structure. Build new wall along lot side of 1st story rear porch creating a utility room. At 2nd story project wall out to side line and extend to bathroom. Install new platform, stair and hand rail from utility room down to rear yard. Paint new work and repaint exterior.

Interior; 1st Story: Enlarge kitchen by removing rear non-bearing partition. Close openings in partition between bedroom to kitchen and utility room. Close part of door opening from kitchen to living room leaving a 2 feet 6 inches wide door opening. Build a 3' x 2' closet in utility room next to kitchen along outside wall. Fur ceiling down in kitchen to provide pipe space for bath waste run to partition. Modernize kitchen by installing: 16 lin. ft. of base cabinet along exterior wall; new sink; combination 32" four burner cooking top with built-in oven. Install wall cabinets 5½ lin. ft. at right of sink and 4-2/3 lin. ft. over refrigerator.



Interior; 2nd Story: Install sliding doors in front bedrooms rear partition to closets. Open a passageway in closet rear partition of right front bedroom. Cut two passageways in centerline partition, one opposite stair landing and the other opposite bathroom door. Remove partition over partition between kitchen and utility room. Cut a passageway in cross partition (at rear of stairs) inside new bedroom over new utility room. Remove partitions in right rear corner of right rear bedroom and move left the left partition of right front corner closet, (to make closet 4'-0" X 2'-6"). Close the door opening in centerline partition between the two front bedrooms. Build right front bedroom closet-end partition. Close two openings in partition between two rear bedrooms. Move door to right rear bedroom to stair landing and close old door opening. Build new partition as an extension of left rear bedroom closet front wall to centerline partition. Build left rear bedroom closet-end partition and install closet and bedroom doors. Build a new partition parallel to and 3 ft. to left of centerline partition to make a new hall to left front bedroom and bathroom. Build a new cross partition at rear of left front bedroom 3 feet deep closet. Build a new 2 foot deep linen closet at rear of new hall. Raise rear bedroom ceiling to required height.

Interior; General: Install linoleum floor in kitchen, bath and utility rooms. Install new plumbing fixtures in bathroom. Plaster, patch and paint all interior walls, ceilings, closures and paint all interior woodwork (enamel in kitchen, bath and utility rooms).

Comments: The above requirements listed under the heading "interior", delineates the proposed changes submitted by the San Francisco Redevelopment Agency's Architect's plan. It provides a living room, kitchen, 5 bedrooms, 1 bathroom and a utility room. It is our opinion that 1 bathroom is inadequate to serve 5 bedrooms. The dining space provided in the kitchen is inadequate except for breakfast. We suggest the bedroom shown on first story be changed to a dining room and a door connecting to the kitchen be installed. We also suggest the second story front bedroom doors be moved to closet rear walls to shorten halls and take the door swing out of the bedrooms.

Type: 2 Fam., Wood siding 1890 style, Wood floors. Semi-det. 2 Story and basement.

Location: 674-10 Assessor's Block & Lot.

Exterior: Replace or recap foundation. Build new front steps, check walls and porch post. Restore top cornice. Paint new work and repaint exterior.

## INTERIOR

1st Story: Increase bathroom ceiling height. Change dining room into bedroom with new 4'-6" X 2'-0" closet partition and door. Change sitting room into bedroom with new 2'-6" wide door to rear part of hall and 6'-0" X 2'-0" closet built in left rear corner of living room.

2nd Story: Build bathroom over 1st story left rear bedroom with partition 8'-9" in front of rear court wall with new 4'-0" X 3'-0" closet and door to hall. In bedroom opposite bathroom build new partition and door to 3'-9" X 3'-6" closet. Change bedroom into living room and bedroom by extending a new partition front hall front wall to fireplace. In the right rear corner of new bedroom build a new 5'-0" X 2'-0" closet with door. Build in a pair of new 2'-8" x 8'-0" windows in outside wall. In new living room cut and install new doors to hall and closet. Move two steps shown in kitchen out into rear cross hall in front of door to kitchen. Build a new floor to make kitchen floor level.

General: Recondition all fireplaces. Provide new sink in kitchens, 8 lin. ft. of wall and base cabinets, linoleum floors in kitchens and baths. Provide two new water heaters. Patch and paint all walls and ceilings. Paint all interior woodwork (enamel in kitchens and baths).

Comments: The space available for dining in 2nd story kitchen is inadequate. We suggest the second story rear bedroom be made a dining room with a new door cut into and installed in partition to kitchen in front of boxed in vents.

Type: 2 Fam., Wood siding 1890 style. Wood floors. Semi-det. 2 story and basement.

Location: 729-42 Assessor's Block & Lot.

Exterior: Remove existing garage building. Replace front steps and cheek walls. Build new stairs to rear bedroom. Stucco front, leave cornice and belt course, and canopies over door and window. Install new windows 3'-6" X 2'-11", in bedroom, 2'-5" X 3'-5" in kitchen. Paint new work and repaint exterior.

## INTERIOR

1st Story: At front entrance build new vestibule 4'-6" X 5'-0" with new door to stairs. In line with foyer rear wall build new partition for 6'-0" X 2'-0" closet for bedroom. Remove off-set partition from stairs and open hall to living room. Remove water closet from bedroom existing closet and equip with shelf and pole. Build new bathroom 7'-9" X 6'-3" adjacent to right rear of kitchen, equip with 3 new plumbing fixtures, mechanical ventilation and 2'-3" X 2'-0" new linen





7.

closet at tub end. Reverse swing of hall door to rear bedroom and install new door to closet in rear of bathroom. Remove existing closet in rear bedroom along right outside wall and china closet in front bedroom. Install two new doors in kitchen, one to each hall. Install two new windows in left outside wall, 2'-5" X 3'-5" in kitchen, 3'-6" X 2'-11" in front bedroom.

2nd Story: Build new 6'-6" X 2'-0" closet in hall over stair headroom in rear of living room. Install three new windows in outside walls 2 - 2'-6" X 4'-6" (pr.) in kitchen and 1 - 2'-9" X 6'-4" in bedroom rear wall. Install new door from kitchen to living room. Install three new plumbing fixtures in bathroom.

Both Stories: Properly vent all gas heaters. Provide new sink and 8 lin. ft. of wall and base cabinets in kitchens, linoleum floors in kitchens and baths. Patch and paint all walls and ceiling. Paint all interior woodwork (enamel in kitchens and baths).

Comments: It appears that, with a little study, the first story rear bedroom could be converted into an efficiency unit. The rear hall can be divided by a partition between the door and window extending to the bathroom. A bathroom can be backed up to the 1st story bathroom and add a vented kitchen unit.

Type: 2 Fam., Wood siding, 1890 style. Wood floors. Semi-det. 2 Story.

Location: 754-12 Assessors Block & Lot.  
Originally single family converted to 4 Fam., to be converted to 2 Fam. occupancy.

Exterior: Raise foundation. Replace front entrance steps, cheek walls and porch post base. Replace rear stairs. Replace window frames and sash where necessary. Check and repair skylight leak. Paint new work and repaint exterior.

Interior: Build 2 new 6'-3" X 2'-0" closets across rear of living room and open to bedroom with new door (s) as may be necessary. Close 1st story bathroom door to kitchen. Build two new 2'-0" X 2'-6" linen closets at tub ends. Recondition all three fireplaces. Remove bedroom corner closet and cabinet. Remove sink and counter in 2nd story dressing closet. Check 2nd story floor for level and correct. Install 8 lin. ft. of wall and base cabinets in each kitchen. Install three new plumbing fixtures in each bathroom, linoleum floor in each bath and kitchen. Patch and paint all walls and ceilings. Paint interior woodwork (enamel in kitchens and baths).

8.

Type: 2 Fam., wood stucco over brick ven. below. Wood flrs. Row 2 Sty and basement.

Location: 1101-20 Assessor's Block & Lot.

Exterior: No work required.

Basement: No work required.

Interior: Install 8 lin. ft. of wall and base cabinets in each kitchen. Re-grout tile around tubs. Patch and paint all walls and ceilings. Paint all woodwork (enamel in kitchens and baths).

Type: 3 Fam., wood, 1906 style. Wood flrs. Semi-det. 3 story and basement.

Location: 676-7 Assessor's Block & Lot.

Exterior: Remove rear building. Strap rear chimney to building at roof. Remove all wood contact to ground or cement paving. Provide foundation vent for basementless area. Paint new work and repaint exterior.

Interior: Recondition all six fireplaces. Provide an entrance to baths from hall. Install new tubs in each bath and build tub end partitions. Install new water closet in closets off service porch. Provide mechanical ventilation to all water closet compartments. On 1st Story: Close door opening from hall to closet under stair to 3rd story; enlarge right front bedroom closet by removing existing partition making closet 3'-8" X 3'-8". In 1st story hall build new 4'-2" X 3'-8" closet under stair to 2nd story and install a new 2'-0" door. Properly vent all space heaters. Install 8 lin. ft. of wall and base cabinet in each kitchen, linoleum floors in kitchens, baths and water closet compartments. Patch and paint all walls and ceilings. Paint all interior woodwork (enamel in kitchens, baths and water closet compartments).

Type: 3 Fam., Wood stucco. Wood floors. Det. 2 story and basement.

Location: 730-12 Assessor's Block and Lot.

Exterior: Remove rear 1st story garages. Strengthen supports to 2nd story rear porch floor. Provide shutters at non-bay bedroom windows on side street elevation. Build new front stair to 2nd story. Install new garage doors to basement. Paint new work and repaint exterior.

Living Units; 1st Story Front: Close hall door to kitchen; build partition in closet. Remove interior stair to 2nd story.

2nd Story: Remove front unit bedroom partition, hall stair partition, and 3 lin. ft. of living room-bedroom partition adjacent to hall. Enlarge front bedroom to 12'-3" deep, build new cross partition and 4'-8" X 2'-0" closet with sliding doors in right rear corner of bedroom. Build new stair with landing to 2nd story, and stair well railing. Build 3'-0" X 3'-0" furnace room partition. Install 5/16" hardwood floor in rear bedroom. Provide new furnace.



General: Install 8 lin. ft. of wall and base cabinets and new sinks in kitchens. Patch and paint all walls and ceilings. Paint all interior woodwork (enamel in kitchens and baths).

Landscape: Clean up yard.

Type: 4 Fam., Wood siding. Wood flrs. Semi-det. 2½ story and basement.

Location: 1126-9 Assessor's Block & Lot.

Originally one family with servant's quarters in attic. Converted to 4 family. Improve by removing a few partitions, closing bathroom doors to bedroom, adding a few new partitions and new doors from hall to bathroom, new partition and door connecting front wall of light well to front unit private hall. Each unit having living room, dining space, kitchen, 1 bedroom and 1 bathroom.

Exterior: Replace damaged water table. Restore porch steps. Replace roofing, finish floor on rear porch. Install saddle at chimney. Install guard rail around roof. Replace split treads in rear stairs. Replace downspout in light well and connect all gutters to downspouts. Check window sills and replace those found damaged. Repoint brick chimney. Remove all wood contact with ground or cement paving. Paint new work and repaint exterior.

Basement: Replace plaster with 1 hour fire retardent ceiling.

Living Units: Properly vent gas heaters in hallways. The floor plan has a note to remove stairs to attic. If attic stair is not removed, attic space may be used for storage only. Install 8 lin. ft. of wall and base cabinets and new sink in kitchens. Repair finish floor. Patch and paint all walls and ceilings. Paint all interior woodwork (enamel in baths and kitchens).

Landscape: Clean up rear yard.

Type: 4 Fam. or 6 Fam., Wood siding. Wood flrs. Det. 2 story.

Location: 743-9 Assessor's Block & Lot.

Exterior: Remove or rebuild rear 1st story unit. Remove all wood contact with ground or cement paving. Install concrete supports for front entrance steps and front porch. Install new rear porch floor. Provide, access to, and crawl space ventilation. Paint new work and repaint exterior.

Foundation: Raise foundation. Fungus and insect infestation report required.

Living Units: This was a one family dwelling to which a 1 story LR, DR, K, 1BR, Bath was added in the rear. And later converted to 10 sleeping and housekeeping room rentals with 3 bathrooms and an additional water closet on top landing of stairs to attic space. Now to be made 4 Fam. or 6 Fam., depending upon whether the rear 1 story unit is rebuilt. The 1st and 2nd story front units have living room-dining space, kitchen, bath, 1 bedroom. The rear units are efficiency type. If narrow 1st story rear unit is rebuilt, it will have living room, kitchen-dining space, bath and 1 bedroom and an efficiency unit above. Remove or rebuild present partitions dividing original rooms. Remove rear stairs and plumbing fixtures for present attic rooms. Provide fire escape (s). Build new partitions. Close old door openings from baths and public halls to habitable rooms. Provide entrance to private halls for all units. Install new doors and windows as required by the new room arrangement. Install new plumbing piping and three new plumbing fixtures in each bathroom and new sinks in kitchens. Install 8 lin. ft. of wall and base cabinet in kitchens, linoleum floors in baths and kitchens. Provide 3/4 hour fire retardent walls and ceiling in heater room. Patch and paint all walls and ceilings. Paint all interior woodwork (enamel in baths and kitchens).

Type: 9 Fam., Wood stucco. Wood flrs. Row 3 story. Built-in Garage.

Location: 782-35 Assessor's Block & Lot.

Exterior: Repair rear steps and handrails. Provide guard rail around roof and light wells. Provide crawl space ventilation. Repair plumbing leak at rear stair. Fungus and insect infestation inspection report required. Paint new work and repaint exterior.

Living Units: 4 one bedroom and 5 efficiency units. Relocate bath door 1st story front unit. Provide a minimum of 8 lin. ft. of wall and base cabinet in each kitchen, or the equivalent. Provide 5/16" hardwood floors to match those in existing units in the two units now without hardwood floors. Replace linoleum floors in baths and kitchens where necessary. Correct water heater vents. Patch and paint all interior walls and ceilings. Paint all interior woodwork (enamel in baths and kitchens).

General: Remove the facilities in old boiler room, white-wash interior. Remove sheds.

Type: 16 Fam., Wood stucco. Wood flrs. Semi-det. 4 story and basement.

Location: 673-1 Assessor's Block & Lot.

Exterior: No work required.

Interior: Replace threshold at unit #2. Install partition at tub end. Close all kitchen doors to bedrooms. Remove partition and door from kitchen to all service rooms. Patch and paint all walls and ceilings. Paint all interior woodwork (enamel in baths and kitchens).

Comments: All units originally had living room, dining room, kitchen, bathroom, one bedroom. Plan submitted converts: The living room to bedroom and dining room to living room in 4 units; the dining room to bedroom in 12 units; in order to achieve 2 bedroom units; we suggest for the 4 units, close french doors from bedroom and build 2 closets in outside corners of bedroom, one each side of single window with a dressing table between the closets under the window.

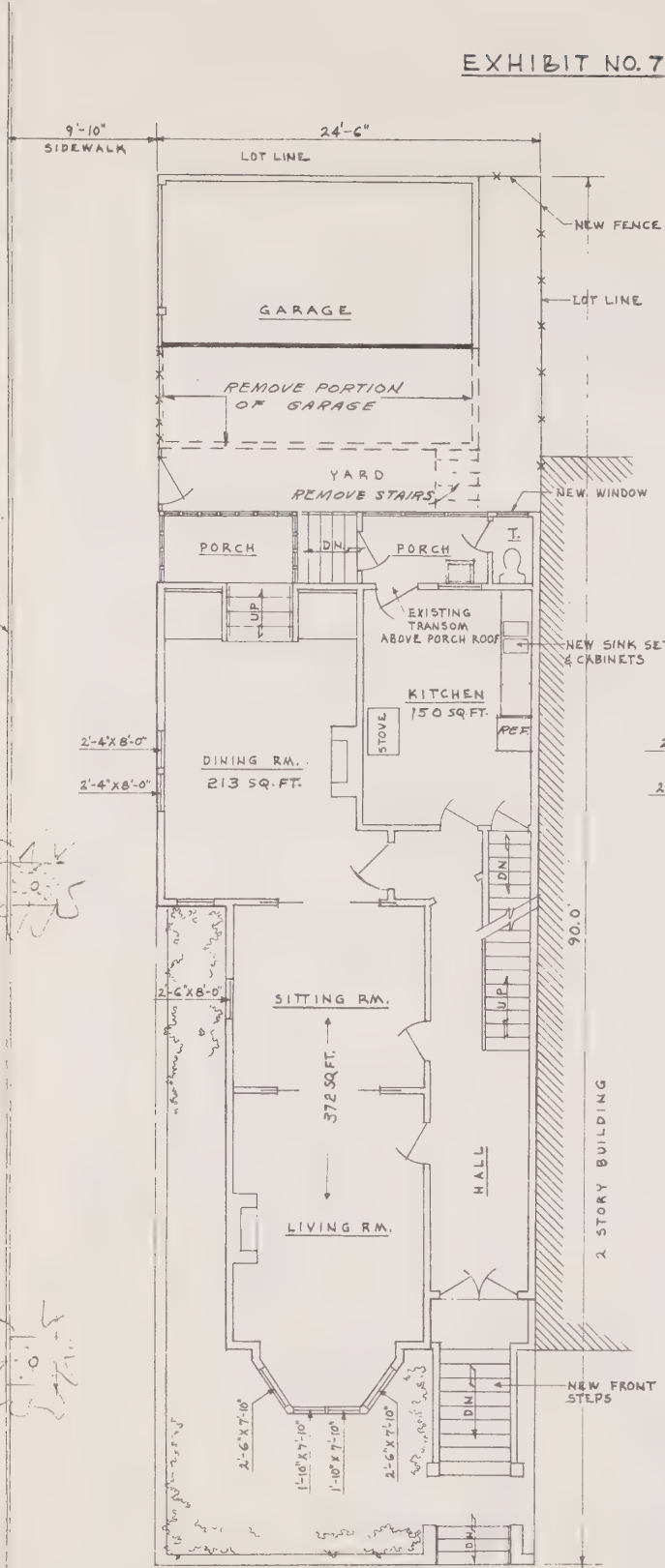




# EXHIBIT NO. 7

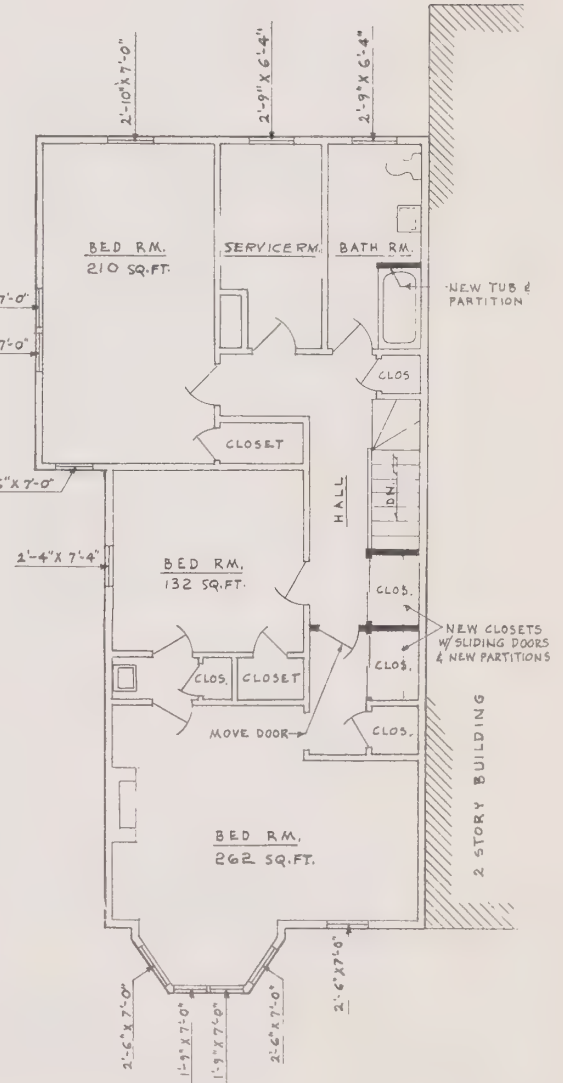
FILE NO. 675-22 (3)  
PROJECT NO. CALIF. R. 54  
LEONARD S. MOSIAS, ARCHITECT

BUSH STREET



FIRST FLOOR PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$



SECOND FLOOR PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$





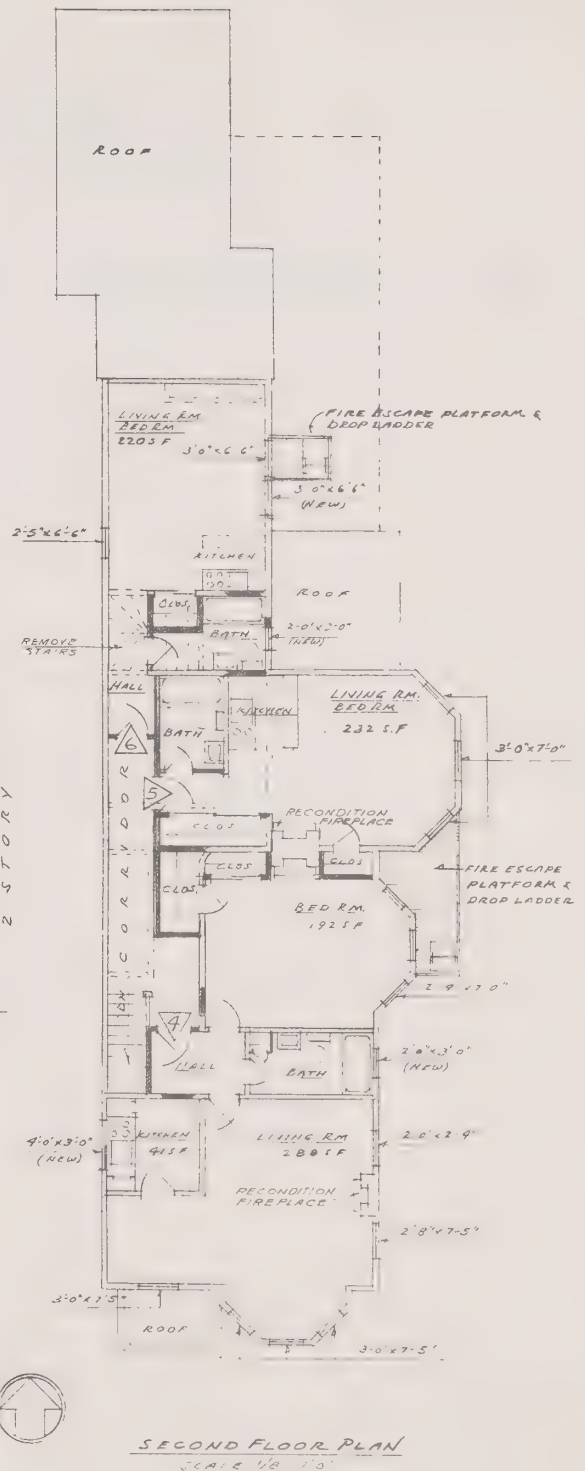
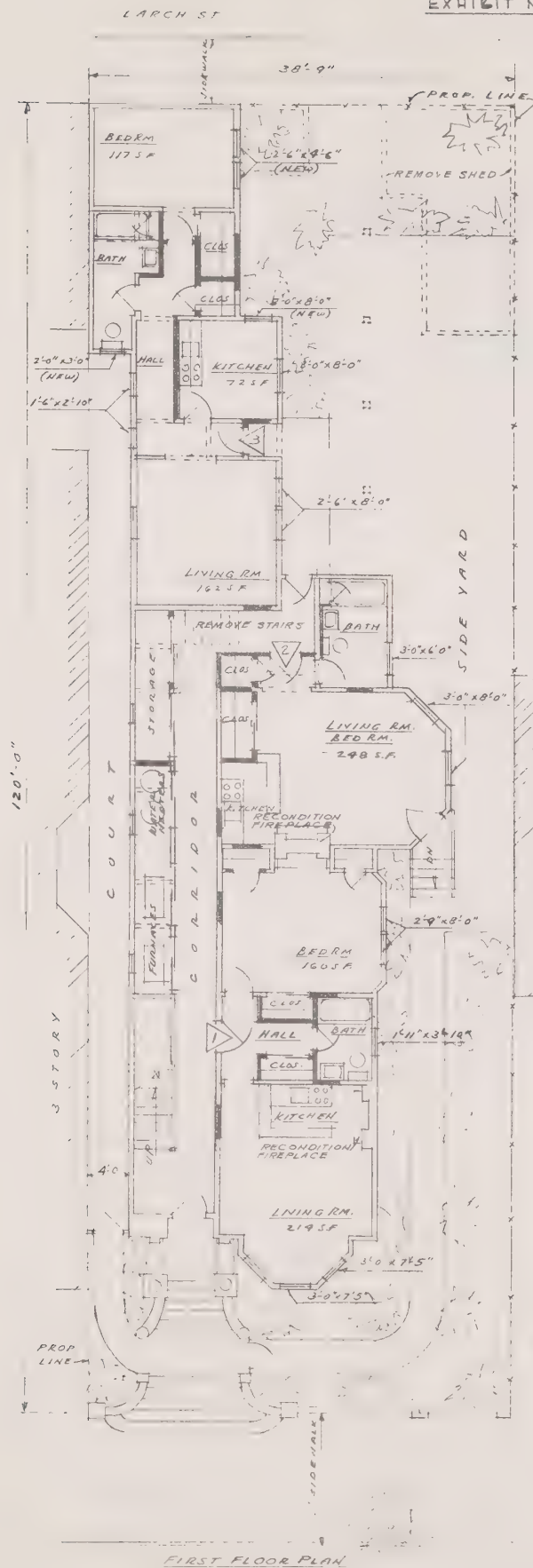








HEATING - CENTRAL WARM AIR  
KITCHEN - PRE-BUILT UNITS WITH  
SINK, RANGE & REFRIG.



.. E G F N L

EXIST, TO REMAIN  
NEW WORK  
TO BE REMOVED



# EXHIBIT NO. 11

FILE NO. \_\_\_\_\_

DATE \_\_\_\_\_

## COST ESTIMATE

SAN FRANCISCO REDEVELOPMENT AGENCY  
WESTERN ADDITION AREA 2  
LEONARD S. MOSIAS, A.I.A. ARCHITECT

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1. REMOVALS				
2. EXCAVATING				
3. CONCRETE				
4. MASONRY				
5. STRUCTURAL STEEL				
6. CARPENTRY (ROUGH)				
7. CARPENTRY (MILLWORK)				
8. BUILDERS HARDWARE				
9. MISCELLANEOUS METAL				
10. SHEET METAL				
11. ROOFING				
12. LATHING AND PLASTERING				
13. CERAMIC TILE				
14. RESILIENT COVERING				
15. GLASS AND GLAZING				
16. PAINTING AND DECORATING				
17. PLUMBING				
18. HEATING				
19. ELECTRICAL				
20. MISCELLANEOUS				
21. PERMIT				





## EXHIBIT NO. 12

San Francisco Redevelopment Agency  
Western Addition Area 2 (Calif. R-54)  
Consultant: Leonard S. Mosias, A.I.A.

COMPREHENSIVE EXTERIOR RESIDENTIAL PROPERTY SURVEY  
File No. (Block) (Lot)  
Date of Inspection  
Surveyed by

Property Address: Zoning Classification  
Year Built (Est.) Lot Size x Type of Construction  
Residential Floors Vacant Within Fire Limits

USE: 1F 2F Apartments Flats Hotel Housekeeping  
Lodging House Commercial Industrial Others

PARKING: In Dwelling Structure In Separate Structure On Lot

OTHER BUILDINGS ON LOT: Residential Accessory Others

I EXTERIOR SURROUNDINGS AND LANDSCAPING	VALUE	SCORE
1. Paving in first class condition.....	0	
2. Landscaping planned and well maintained.....	0	
3. Landscaping requires minor maintenance.....	0	
4. Paving has a few broken sections.....	1	
5. Landscaping has deteriorated and shows general neglect.....	2	
6. Paving needs extensive replacement.....	2	
7. Landscaping missing.....	2	
8. Landscaping impossible.....	0	
Comments:		

II ACCESSORY STRUCTURES AND FENCES	VALUE	SCORE
1. No visible defects.....	0	
2. Minor repair required.....	0	
3. Minor deterioration.....	0	
4. Missing sections or structural members.....	1	
5. Extensive deterioration or weathering.....	2	
6. Major settlement or deflection.....	2	
7. Foundation of accessory structure missing.....	2	
8. Makeshift repairs or construction - less than one fourth.....	1	
9. Makeshift repairs or construction - more than one fourth.....	2	
10. Dilapidated structure.....	2	
11. Dilapidated fence.....	2	
Comments:		

TOTAL

III FOUNDATIONS	VALUE	SCORE
1. Defects not visible.....	0	
2. Low sections (inadequate height above grade).....	0	
3. Shrinkage cracks.....	0	
4. Settlement, minor.....	0	
5. Surface wear shallow.....	0	
6. Earthquake cracks, minor.....	0	
7. Deep wear (in joints or surface).....	1	
8. Below grade - less than one fourth.....	2	
9. Below grade - more than one fourth.....	5	
10. Missing - less than one fourth.....	3	
11. Missing - more than one fourth.....	5	
12. Structural defects, major.....	3	
13. Makeshift construction - less than one fourth.....	3	
14. Makeshift construction - more than one fourth.....	5	
Comments:		

File No. (Block) (Lot)

IV EXTERIOR WALLS AND TRIM	VALUE	SCORE
Note Exterior Material		
1. Recently painted.....	0	
2. Deterioration or missing parts not visible.....	0	
3. Painting and minor repairs needed.....	0	
4. Painting and minor replacement of members needed.....	2	
5. Weathering - less than one fourth.....	2	
6. Weathering - more than one fourth.....	3	
7. Extreme deterioration - less than one fourth.....	5	
8. Extreme deterioration - more than one fourth.....	5	
9. Serious settlement.....	5	
10. Buckling - less than one fourth.....	5	
11. Buckling - more than one fourth.....	5	
12. Structural members missing (note number).....	1/ea	
13. Structural members hazardous (note number).....	1/ea	
14. Single wall construction - less than one fourth.....	2	
15. Single wall construction - more than one fourth.....	3	
16. Makeshift repairs - less than one fourth.....	2	
17. Makeshift repairs - more than one fourth.....	3	
Comments:		

V ROOFING	VALUE	SCORE
Type		
1. New or recently repaired.....	0	
2. Roofing aging (reroofing advisable).....	0	
3. Minor leaks evident.....	1	
4. Leaks and deterioration extensive.....	2	
Comments:		

VI GUTTERS AND DOWNSPOUTS	VALUE	SCORE
1. New.....	0	
2. Deterioration not evident.....	0	
3. Deterioration minor.....	1	
4. Deterioration extensive.....	2	
5. Sections missing.....	1	
6. Sewer connection required (note number).....	1/ea	
Comments:		

VII WINDOWS	VALUE	SCORE
1. Sash new throughout.....	0	
2. Deterioration not evident.....	1	
3. Deterioration minor.....	0	
4. Weathering and deterioration extensive.....	1	
5. Extreme deterioration - less than one fourth.....	1	
6. Extreme deterioration - more than one fourth.....	2	
7. Sash broken - less than one fourth.....	1	
8. Sash broken - more than one fourth.....	2	
9. Panes broken.....	1	
Comments:		

VIII ENTRANCES AND EXITS	VALUE	SCORE
1. Condition satisfactory.....	0	
2. Painting and minor repair.....	0	
3. Weathering and deterioration extensive.....	2	
4. Extreme deterioration.....	1	
5. Doors broken.....	1	
6. Doors missing.....	1	
7. Makeshift repairs.....	1	
Comments:		

File No. (Block) (Lot)

IX EXTERIOR STAIRS AND PORCHES	VALUE	SCORE
1. Condition satisfactory.....	0	
2. Painting and minor repairs required.....	0	
3. Deep wear - less than one fourth.....	1	
4. Deep wear - more than one fourth.....	2	
5. Incidental breaks - less than one fourth.....	1	
6. Incidental breaks - more than one fourth.....	2	
7. Loose members - less than one fourth.....	1	
8. Loose members - more than one fourth.....	1	
9. Deterioration, minor.....	1	
10. Treads, risers or flooring missing - less than one fourth.....	2	
11. Treads, risers or flooring missing - more than one fourth.....	2	
12. Balustrade or railing missing - less than one fourth.....	1	
13. Balustrade or railing missing - more than one fourth.....	2	
14. Extreme deterioration.....	2	
15. Extreme settlement.....	2	
16. Structural support missing.....	1	
17. Makeshift repairs.....	2	
18. Steep or hazardous.....	2	
19. In danger of collapse.....	2	
Comments:		

X CHIMNEYS AND VENTS	VALUE	SCORE
1. No visible defects.....	0	
2. Minor settlement.....	0	
3. Shallow surface wear in brick joints.....	0	
4. Painting of sheet metal required.....	0	
5. Deep wear in joints or surface.....	1	
6. Bracing required.....	1	
7. Major settlement or deflection.....	1	
8. Part missing or loose.....	1	
9. Holes in sheet metal.....	1	
Comments:		

XI INTERIOR CONDITIONS	VALUE	SCORE
1. Surfaces new or recently refinished.....	0	
2. Defects not visible.....	0	
3. Minor refinishing required.....	1	
4. Minor surface cracks and deterioration.....	3	
5. Maintenance neglected.....	3	
6. Extensive refinishing required.....	3	
7. Dilapidated.....	6	
8. Buckled surfaces - less than one fourth.....	2	
9. Buckled surfaces - more than one fourth.....	6	
10. Single wall construction - less than one fourth.....	2	
11. Single wall construction - more than one fourth.....	2	
12. Makeshift repairs - less than one fourth.....	6	
13. Makeshift repairs - more than one fourth.....	6	
Comments:		

STRUCTURE TOTAL

A. GENERAL CONDITION OF PROPERTY	B. OBVIOUS HAZARDS
1. New or recently constructed.....	1. Insufficient egress.....
2. Maintained in excellent condition.....	2. Accumulation of rubbish.....
3. Minor repair and maintenance required.....	3. Holes in paving.....
4. General maintenance required.....	4. Handrails missing on main stairs.....
5. Dilapidated appearance.....	5. Handrails missing on rear stairs.....
6. Extensive reconstruction required.....	6. Treads or landings missing.....
	7. Inadequate wiring.....

EVALUATION: 1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_



# TABLE A AGE BREAKDOWN OF BLDGS.

BLOCK NO.	NO. OF BLDGS.	AVERAGE AGE	
		AV. YR. BUILT	AV. AGE IN YRS.
671	2	1910	52
672	15	1897	65
673	7	1897	65
674	11	1890	72
675	30	1892	70
676	32	1888	74
677	32	1889	73
678	12	1886	76
683	18	1905	57
684	22	1887	75
685	27	1896	66
686	25	1888	74
687	33	1888	74
688	18	1884	78
689	3	1893	69
695	1	1961	1
707	9	1880	82
708	7	1882	80
714	3	1892	70
719	7	1902	60
724	8	1880	82
725	23	1885	77
726	15	1896	66



# AGE BREAKDOWN OF BLDGS.(CONT.)

BLOCK NO.	NO. OF BLDGS.	AVERAGE AGE	
		AV. YR. BUILT	AV. AGE IN YRS.
728	32	1881	81
729	25	1885	79
730	36	1890	72
731	8	1894	68
732	14	1901	61
733	2	1885	77
737	7	1895	67
738	2	1899	53
743	12	1902	60
744	7	1908	54
748	12	1875	87
749	15	1887	76
750	2	1884	78
754	16	1892	70
755	3	1907	55
756	8	1886	76
758	18	1886	76
761	2	1903	59
762	18	1883	79
767	2	1881	71
768	1	1900	62
769	16	1892	70
770	14	1899	63
771	29	1890	82
772	15	1885	77
773	16	1907	62





## AGE BREAKDOWN OF BLDGS.(CONT.)

BLOCK NO.	NO. OF BLDGS.	AVERAGE AGE	
		AV. YR. BUILT	AV. AGE IN YRS.
774	16	1898	64
779	31	1891	71
780	24	1892	70
781	13	1885	77
782	32	1886	76
783	6	1903	59
784	15	1910	52
785	8	1912	50
1100	35	1889	73
1101	18	1900	62
1102	11	1906	56
1125	11	1909	53
1126	33	1892	70
1127	26	1884	78
<hr/>			
TOTAL	63	1008	

The overall average age of the buildings surveyed is 67 yrs.

The overall average year built was 1895.



# OCCUPANCY - STRATIFIED SAMPLE

TABLE B

SAN FRANCISCO REDEVELOPMENT AGENCY

PROJECT NO: CALIF. R-54

PROJECT LOCATION: WESTERN ADDITION AREA-2

LEONARD S. MOSIAS - A.I.A. - ARCHITECT

FILE NO	EXISTING OCCUPANCY & USE					PROPOSED OCCUPANCY & USE					NO. DUTO BE VACATED DURING CONSTRUCTION		REMARKS
	RESIDENTIAL	DU'S	LEGAL	OTHER	AUTO SPACES	RESIDENTIAL	DU'S	OTHER	AUTO SPACES		MANDATORY	CONVENIENCE	
1	1F	6	YES		0	1F	6		0	0	0	0	6 PARTY WALL BLDGS.
2	1F	1	"		1	1F	1		1	1	1	1	REAR RES. TO BE REMOVED
3	1F	1	"		2	1F	1		1	0	0	0	
4	1F	4	"		8	1F	4		8	0	4	4	4 PARTY WALL BLDGS
5	1F	1	"		0	1F	1		0	0	0	0	
6	1F	1	"	TAVERN	0	1F	1	TAVERN	0	0	1	1	
7	1F	1	"	STORE (1)	0	1F	1	STORE (1)	0	0	0	0	
8	2F	2	"		2	2F	2		2	1	2	2	
9	1F	1	"		0	1F	1		0	0	1	1	
10	2F	2	"		0	2F	2		0	0	1	1	HEMLOCK ST. BLDG
10	2F	2	"		2	2F	2		2	0	0	0	SUTTER ST. BLDG
11	HOUSEKEEPING APARTMENTS	4	NO		0	APARTMENTS	7		0	11	11	11	
12	2F	2	YES		1	2F	2		2	2	2	2	
13	2F	2	"		0	2F	2		0	1	1	1	
14	2F	2	"	STORE (1)	0	2F	2		4	0	1	1	
15	2F	2	"		2	2F	2		2	0	0	0	
16	2F	2	"		2	2F	2		2	0	0	0	
17	2F	2	"	STORE (1)	0	2F	2	STORE (1)	0	0	1	1	
18	HOUSEKEEPING	15	NO		0	APARTMENTS	4		2	13	15	15	
19	2F	2	"	STORE (1)	0	2F	2	STORE (1)	0	1	1	1	
20	2F	2	YES	" (1)	0	2F	2	" (1)	0	0	0	0	
21	2F	2	"	" (1)	0	2F	2	" (1)	2	0	0	0	
22	APARTMENTS	3	"		0	APARTMENTS	3		0	1	1	1	
23	HOUSEKEEPING	2	NO		0	APARTMENTS	3		0	0	0	0	
24	APARTMENTS	9	YES		0	APARTMENTS	9		0	3	9	9	3 PARTY WALL BLDGS.
25	APARTMENTS	3	"		6	APARTMENTS	3		6	0	0	0	
26	APARTMENTS	4	"		3	APARTMENTS	4		3	0	0	0	
27	APARTMENTS	4	"	STORE (1)	0	APARTMENTS	4	STORE (1)	0	0	0	0	
28	APARTMENTS	3	"		2	APARTMENTS	3		2	0	0	0	
29	APARTMENTS	4	"		0	APARTMENTS	4		0	0	2	2	
30	APARTMENTS	3	"	STORE (1)	0	APARTMENTS	3	STORE (1)	0	0	0	0	
31	1F HOUSEKEEPING	14	NO		0	2F	2		0	1	1	1	
32	APARTMENTS	3	YES		0	APARTMENTS	3		0	0	1	1	
33	APARTMENTS	3	"		0	APARTMENTS	3		0	0	1	1	
34	HOUSEKEEPING	10	NO		0	APARTMENTS	6		0	10	10	10	
35	APARTMENTS	9	YES		0	APARTMENTS	9		0	0	0	0	
36	APARTMENTS	5	"		5	APARTMENTS	5		5	0	0	0	
37	APARTMENTS	8	NO	STORE (1)	0	APARTMENTS	8	STORE (1)	0	3	3	3	
38	APARTMENTS	4	"		0	APARTMENTS	4		0	4	4	4	
39	HOUSEKEEPING	16	"		0	APARTMENTS	6		0	16	16	16	
40	APARTMENTS	3	YES		0	APARTMENTS	3		0	0	0	0	
41	APARTMENTS	5	NO		2	APARTMENTS	5		2	2	3	3	
42	HOUSEKEEPING	12	"	STORES (2)	0	APARTMENTS	8	STORES (2)	0	12	12	12	
43	HOUSEKEEPING	16	"	" (1)	2	1F	1	" (1)	2	16	16	16	
44	APARTMENTS	16	YES		0	APARTMENTS	16		0	0	0	0	
45	HOTEL	82	"		0	HOTEL	87		0	28	28	28	
46	APARTMENTS	48	"		8	APARTMENTS	47		8	1	1	1	
47	APARTMENTS	12	"		0	APARTMENTS	12		0	0	0	0	
48	APARTMENTS	54	"	STORES (12)	0	APARTMENTS	54	STORES (12)	0	1	1	1	
49	HOUSEKEEPING	24	NO	" (3)	0	APARTMENTS	18	" (3)	0	24	24	24	
50	HOTEL	92	"	" (11)	0	HOTEL	54	" (11)	0	0	0	0	HOTEL NOW VACANT



VALUATIONS - STRATIFIED SAMPLE

TABLE C

SAN FRANCISCO REDEVELOPMENT AGENCY

PROJECT NO: CALIF. R-59

PROJECT LOCATION: WESTERN ADDITION AREA-2

LEONARD S. MOSIAS - AIA - ARCHITECT

FILE NO.	ASSESSOR'S VALUATION LAND	IMPTS	TAXES	ESTIMATED MARKET VALUE	REHABILITATION COST ESTIMATE RESIDENTIAL	COMMERCIAL	TOTAL ESTIMATE	REMARKS
1	\$ ONE BLDG 325	\$ ONE BLDG 500	\$ ONE BLDG 68	\$ ONE BLDG 1000	\$ ONE BLDG 6373	\$	\$ 38235	DATA FOR EA OF 6 PARTY WALL BLDGS.
2	1200	1300	205	15500	15280		15280	
3	1270	650	160	15000	6171		6171	
4	ONE BLDG 1220	ONE BLDG 800	ONE BLDG 162	ONE BLDG 13000	ONE BLDG 5013		10051	DATA FOR EA OF 9 PARTY WALL BLDGS.
5	1430	550	170	20000	7489		7489	
6	1580	1750	277	19000	8352	7428	15780	
7	1360	1000	196	15000	2950	4312	7262	
8	930	1500	200	12500	18103		18103	
9	920	800	143	11000	6824		6824	
10	1350	1400	229	17000	7726		7726	3UTTER ST. BLDG
11	2050	2500	378	19000	32481		32481	HEMLOCK ST BLDG.
12	1430	600	169	14000	15872		15872	
13	1030	1250	207	15000	14739		14739	
14	1610	1350	270	16000	12460		12460	
15	1120	3650	400	19500	3038		3038	
16	1350	1000	200	20000	6103		6103	
17	2170	2400	826	30000	10882	2415	13297	
18	1720	1250	270	12000	28065		28065	
19	1560	2500	338	19000	10109	605	10714	
20	1830	2800	350	39500	8966	725	9191	
21	1200	800	166	17500	15015		15015	
22	2320	4750	588	53000	21151		21151	
23	1030	2700	310	16500	15318		15318	
24	ONE BLDG 560	ONE BLDG 1650	ONE BLDG 103	ONE BLDG 7000	ONE BLDG 26272		78815	DATA FOR EA OF 3 PARTY WALL BLDGS.
25	1780	2200	250	11500	12679		12679	
26	1350	6350	632	34000	4096		4096	
27	1300	5000	564	25000	9294	1510	10804	
28	1220	2850	369	11000	9582		9582	
29	1620	2100	318	26000	14548		14548	
30	1470	3250	392	27500	16486	2215	18701	
31	1970	2550	376	23000	15013	4010	19023	
32	990	2650	382	17000	10788		10788	
33	1690	4000	423	34000	24765		24765	
34	4360	1600	493	46000	32625		32625	
35	1630	6000	675	33000	17179		17179	
36	2120	7650	860	37000	9150		9150	
37	1990	2400	365	31000	43765	2210	45975	
38	1570	800	197	13000	20026		20026	
39	2750	3150	507	24000	29698		29698	
40	1740	2250	332	13500	6623		6623	
41	1390	1100	207	18000	26051		26051	
42	5250	2600	1305	27500	63312	12935	76247	
43	1560	900	229	23500	18720	4202	22922	
44	3390	15750	1619	85000	32288		32288	
45	4570	14600	1300	50000	159249		159249	
46	4620	50000	4539	220000	24076		24076	
47	3260	8750	1000	60000	22836		22836	
48	65845	28000	7799	210000	81406	19900	101306	
49	4640	10500	1400	105000	75004	13578	88582	
50	38000	24000	5152	175000	222415	88793	311208	





PROPERTY DESCRIPTION - STRATIFIED SAMPLE  
AFTER REHABILITATION

TABLE D(1)

SAN FRANCISCO REDEVELOPMENT AGENCY  
PROJECT NO. CALIF. R-54

PROJECT LOCATION - WESTERN ADDITION AREA-2

LEONARD S. MOSIAS - A.I.A. - ARCHITECT

FILE NO.	FLOOR	DU NO.	HAB. RMS.	A R E A S I N S.F.													FOOTER	S.F. TOTAL	REMARKS
				LR	DR	K	LR-DR	LR-DR-K	LR-DR-BR	LR-DR-BR-K	LR-BR	BR	BR	BR	B	CLOS.			
1	1	1	5	193		207										YES		DATA FOR EA. OF 6	
	2											138	83	75		38	60	794	PARTY WALL BLDGS.
2	1	1	7	221	188	143													
	2											168	153	128	119	35	77	1234	
3	1	1	6	272	213	150													
	2											262	210	132		78	77	1494	
4	1	1	6	190	149	60													DATA FOR EA. OF 4
	2											168							
												177	150		45	38	977	PARTY WALL BLDGS.	
5	1	1	7	429	192	156													
	2											220	144	132	110	45	83	1511	
6	1	1	8	208	150	144													
	2											125							
												182	150	140	132	40	92	1363	
7	1	1	5	252		130													
												116	110	100		56	39	803	
8	1	1	5	190		125													
												192	120	104		56	66	853	
"	2	2	5	229	160	60													
												200	156			60		865	
9	1	1	6	162	162	130													
"	2																		
												144	144	129		39	58	1318	
10	1	1	4	206	120	125													
												138				35	34	658	SUTTER ST.
"	2	2	5	206	120	125													
												138	67			35	18	709	BUILDING
10	1	1	2					252											
												132				52	26	462	HEMLOCK ST.
"	2	2	3	210		72													
												168				42	26	518	BUILDING
11	1	1	2			102						260							
																36	48	446	
"	1	2	1							182						50	42	274	
"	1	3	2			44					150					36	22	252	
"	2	4	2					204								36	21	416	
"	2	5	3	190		125													
												135				35	10	495	
"	3	6	3	190		56										35	27	440	
"	3	7	3	168		125										35	17	465	
12	1	1	4	162		140													
												240	115			45	44	746	
"	2	2	3	238		90										35	25	505	
												117							
13	1	1	4	202	240	160													
												163				50	54	869	
"	2	2	4	302	222	135										60	84	753	
												150							
14	1	1	3	240		120													
												165				42	35	602	
"	1	2	2					240											
												123				65	35	463	
15	1	1	5	271	175	98													
												160	160			50	72	986	
"	2	2	5	336	175	98										50	92	1071	
16	1	1	5	200	160	113													
												150	150			42	56	871	
"	2	2	6	200	172	113													
												182	111	70		42	49	939	
17	1	1	6	177	220	120													
												180	180	160		52	118	1207	
"	2	2	7	177	220	120													
												183	180	180	160	52	96	1368	
18	1	1	2					240											
												132				30	33	435	
"	1	2	3	204		126										42	37	519	
												110							
"	2	3	3					240											
												132	80			30	42	524	
"	2	4	3	204		126													
												110				42	51	533	
19	1	1	1							310									
																47	42	399	
"	2	2	7	180	180	115													
												155	112	94	84	60	81	1061	
20	1	1	4	168	155	108													
												168				35	36	670	
"	2	2	4	168	155	132													
												168				35	36	694	
21	1	1	5	232	200	144													
												202	147			42	60	1027	
"	2	2	6	232	200	144													
												202	147	81		42	60	1108	
22	1	1	6	224	224	110													
												162	162	76		63	54	1075	
"	2	2	6	224	224	110													
												162	162	125		63	61	1131	
"	3	3	6	224	224	110													
												162	162	125		63	61	1131	
23	1	1	6	200	180	144													
												143	117	100		43	88	1015	
"	2	2	5	272	180	144													
												176	149			38	66	1025	
"	3	3	6	252	180	144													
												149	149	142		40	44	1100	
24	1	42,3,5 EA	175	116	115														
												137	85			40	41	709	
"	2	9,56 "	199	116	115														
												130	85			40	48	678	
"	3	78,9 "	199	116															



PROPERTY DESCRIPTION - STRATIFIED SAMPLE  
AFTER REHABILITATION

TAB-E D

SAN FRANCISCO REDEVELOPMENT AGENCY

PROJECT NO: CALIF. R-54

PROJECT LOCATION - WESTERN ADDITION AREA-2

LEONARD S. MOSIAS - A.I.A. - ARCHITECT

FILE NO.	FLOOR	DU NO.	HAB. RMS	A R E A S I N S.F.												FOYER	S F TOTAL	REMARKS
				LR	DR	K	LR-DR	LR-DR-K	LR-DR-BR	LR-DR-BR-K	LR-BR	BR	BR	BR	B	CLOS		
27	1	1	3		180	80					230				30	93	YES	563
"	1	2	3		162	80					198				30	93	"	513
"	2	3	3		180	80					230				30	93	"	563
"	2	4	3		162	80					198				30	93	"	513
28	1	1	5	180	178	178					137	80			45	60	"	858
"	2	2	5	197	178	178					138	137			45	50	"	923
"	3	3	5	197	178	178					138	137			45	76	"	999
29	1	1	3	210		120					135				50	10	"	525
"	1	2	3	195		115					143				50	30	"	533
"	2	3	3	290		150					135				50	26	"	571
"	2	4	3	195		115					143				50	42	"	545
30	1	1	5	200	238	120					169	117			35	56	"	930
"	2	2	6	200	238	120					169	125	117		35	66	"	1065
"	3	3	6	200	238	120					169	125	117		35	86	"	1085
31	1	1	6	184	115	115					136	135	114		40	36	"	815
"	2	2	6	200	210	115					132	131	115		40	37	"	980
32	1	1	6	182	168	110					156	140	92		34	67	"	999
"	2	2	6	200	168	110					156	140	124		34	74	"	1006
"	3	3	6	200	168	110					156	140	124		34	94	"	1026
33	1	1	6	271	150	110					235	230	220		45	100	"	1361
"	2	2	7	200	150	110					235	230	180	115	45	170	"	1435
"	3	3	7	200	150	110					235	230	180	170	77	133	"	1485
34	1	1	2				214				160				37	35	"	446
"	1	2	1						248						65	25	"	338
"	1	3	3	162		72					117				61	27	"	439
"	2	4	3	288		41					192				50	31	"	602
"	2	5	1						232						37	29	"	298
"	2	6	1						220						42	9	"	271
35	1	1	2			79					132				30	26	"	267
"	1	2	2			40					159				30	11	NO	290
"	1	3	2			69					200				30	36	YES	335
"	2	4	3	166		56					172				37	47	"	478
"	2	5	2			49					146				30	44	NO	269
"	2	6	3	144		49					132				30	38	YES	393
"	3	7	3	166		56					172				37	47	"	478
"	3	8	2			49					146				30	44	NO	269
"	3	9	3	144		49					132				30	38	YES	393
36	1	1	3	194	143						188				50	97	"	672
"	2	2	4	194	143						188	118			50	82	"	775
"	2	3	4	184	143						174	118			50	82	"	751
"	3	4	4	194	143						210	188			50	100	"	885
"	3	5	4	184	143						210	174			50	100	"	861
37	1	42	3	200		70					105				40	38	"	453
"	2	345	3	136		70					120				40	33	"	399
"	3	678	3	180		70					96				40	30	"	416
38	1	1	2			90					179				33	13	NO	315
"	1	2	4	161		104					180	114			64	30	"	653
"	2	3	4	142		80					260	100			42	34	"	658
"	2	4	3	177		75					120				36	33	"	441
39	1	1	2				230				174				40	59	YES	523
"	1	2	1						266						44	48	"	358
"	2	3	2				246				174				45	30	"	495
"	2	4	3	308		68					256				50	56	"	738
"	3	5	2				341				154				45	90	"	630
"	3	6	3	254		68					256				50	78	"	706
40	1	1	4	115		104					176	134			50	28	NO	607
"	2	2	5	159	176	104					136	134			50	30	YES	789
"	3	3	5	159	176	104					136	124			50	40	YES	1089
"	4	3	1										290					
41	1	1	2			90					204				42	22	NO	358
"	2	2	3	202		100					175				60	30	YES	567
"	2	3	2			90					176				44	19	"	329
"	3	4	4	202		94					175	94			60	35	"	660
"	3	5	2			90					176				44	19	"	329





PROPERTY DESCRIPTION - STRATIFIED SAMPLE  
AFTER REHABILITATION  
SAN FRANCISCO REDEVELOPMENT AGENCY  
PROJECT NO: CALIF. R-54  
PROJECT LOCATION - WESTERN ADDITION AREA-2  
LEONARD S. MOSIAS - A.I.A. - ARCHITECT

TABLE D (3)

FILE NO.	FLOOR NO.	DU NO.	HAB. RMS	A R E A S IN S.F.											FOYER	S.F. TOTAL	REMARKS
				LR	DR	K	LR-DR	LR-DR-K	LR-DR-BR	LR-DR-BR-K	LR-BR	BR	BR	B	CLOS		
42	1	1	2				260				150			55	30	YES	495
"	1	2	3	204		100					150			56	55	"	565
"	1	3	3				260				150	155		55	33	"	653
"	1	4	2				238				150			56	55	"	499
"	2	5	2				260				150			55	30	"	495
"	2	6	3	204		100					150			56	55	"	565
"	2	7	3				260				150	155		55	33	"	653
"	2	8	2				238				150			56	55	"	499
43	1	1		174	192	135					174	161		80	104	"	1020
"	2										195	195	128	100			618
44	1	1	4	168		171					190	150		60	72	"	811
"	1	2,4	4	170		171					168	166		60	75	"	830
"	2	5	4	188		171					210	170		60	72	"	871
"	2	6,8	4	210		171					178	168		60	75	"	862
"	3	9	4	188		171					210	170		60	72	"	871
"	3	10,11,12	4	210		171					178	168		60	75	"	862
"	4	13	4	188		171					210	170		60	72	"	871
"	4	14,15,16	4	210		171					178	168		60	75	"	862
45	1																
"	2		HOTEL														
"	3		67														
"	4		GUEST ROOMS														
"	5																AVERAGE ROOM 130 S.F.
46	1		TYP.			112					165			35	57	"	369
"	2		35														
"	3		D 2R														
"	4		U TYP.	165		112					154			35	25	"	491
"	5		12														
"	6		3R														
47	1	1	3	160		88					110			31	22		411
"	1	2	3	155		88					110			31	22		406
"	1	3	4	170		88					117	109		31	22	"	537
"	1	4	4	157		88					117	109		31	22	"	524
"	2	5,6	4	175		88					130	110		31	22	"	556
"	2	7,8	4	170		88					117	109		31	22	"	537
"	3	9,10	4	175		88					130	110		31	22	"	556
"	3	11,12	4	170		88					117	109		31	22	"	537
48	1		TYP.			50					187			45	63		345
"	1	54	46 2R														
"	2		D TYP.	121		50					187			45	63		466
"	2	4	3R														
49	1	1	2			72					165			40	16	"	293
"	1	2	2				100				168			31	24	NO	323
"	1	3	2							176		170		48	31	YES	428
"	1	4	2			70					202			37	16	NO	325
"	1	5	2			75					157			12	20	YES	274
"	1	6	2			48					128			32	15	NO	223
"	1	7	2			82					210			20	28	YES	350
"	1	8	2			50					136			50	20		236
"	1	9	2			83					178			35	13	NO	309
"	2	10	3	193		72					99			40	7	YES	411
"	2	11	2			100					168			31	24	NO	323
"	2	12	2							176		170		48	46	YES	440
"	2	13	2			70					194			37	24	NO	325
"	2	14	2			75					157			42	20	YES	294
"	2	15	1							196				32	13	NO	291
"	2	16	2			54					120			30	13	YES	217
"	2	17	2			50					136			30	10	"	226
"	2	18	2			83					178			35	9	NO	310
50	1		HOTEL														
"	2		54 GUEST ROOMS														AVERAGE ROOM 170 S.F.

272/121  
272/121  
272/121  
272/121





# TABLE E INCOME ANALYSES

Structures Eligible for Sec. 220h Mortgages  
(Less than 5 apartments, no stores)

Property No.	<u>#8</u>	<u>#12</u>	<u>#13</u>	<u>#14</u>	<u>#15</u>	<u>#16</u>	<u>#21</u>
Present Value	\$12,500	\$14,000	\$15,000	\$16,000	\$19,500	\$20,000	\$17,500
Est. Rehab. Cost	18,103	17,459	14,739	12,460	3,038	6,103	15,015
Total Cost	30,603	31,459	29,739	28,460	22,538	26,103	32,515
Total Monthly Rent	473	486	459	440	348	403	502
Aver. Apt. Rent/Mo.	\$ <u>237</u>	\$ <u>243</u>	\$ <u>229</u>	\$ <u>220</u>	\$ <u>174</u>	\$ <u>201</u>	\$ <u>251</u>
Apt. Composition	1 - 2 BR.	1 - 1 BR.	2 - 1 BR.	2 - 1 BR.	2 - 2 BR.	1 - 2 BR.	1 - 2 BR.
	1 - 3 BR.	1 - 2 BR.				1 - 3 BR.	1 - 3 BR.



TABLE E  
INCOME ANALYSES (CONT.)

Structures Eligible for Sec. 220h Mortgages  
(less than 5 apartments, no stores)

Property No.	<u>#22</u>	<u>#23</u>	<u>#25</u>	<u>#28</u>	<u>#32</u>	<u>#33</u>	<u>#40</u>
Present Value	\$53,000	\$16,500	\$21,500	\$21,000	\$17,000	\$32,000	\$13,500
Est. Rehab. Cost	21,151	15,318	12,679	9,582	10,788	24,765	6,623
Total Cost	74,151	31,818	34,179	30,582	27,788	56,765	20,123
Total Monthly Rent Charge for 10% Net	1,145	492	528	472	429	877	311
Aver. Apt. Rent/mo.	\$ <u>382</u>	\$ <u>164</u>	\$ <u>176</u>	\$ <u>157</u>	\$ <u>143</u>	\$ <u>292</u>	\$ <u>104</u>
Apt. Composition	3- 3BR	1 - 2 BR 2 - 3 BR	1 - 1 BR 1 - 2 BR 1 - 4 BR	3 - 2 BR	3 - 3 BR	1 - 3 BR 2 - 4 BR	2 - 2 BR 1 - 3 BR



# TABLE E INCOME ANALYSES (CONT.)

Structures Eligible for Sec. 2204 Mortgages  
(less than 5 apartments, no stores)

Property No.	<u>#4</u>	<u>#10</u>	<u>#18</u>	<u>#26</u>	<u>#29</u>	<u>#38</u>
Present Value	\$52,000	\$17,000	\$12,000	\$25,000	\$26,000	\$13,000
Est. Rehab. Cost	20,051	12,699	30,748	4,046	16,002	22,026
Total Cost	72,051	29,699	42,748	29,046	42,002	35,026
Total Monthly Rent Charge for 10% Net	1,113	459	660	449	649	541
Aver. Apt. Rent/mo.	<u>\$278</u>	<u>\$115</u>	<u>\$167</u>	<u>\$112</u>	<u>\$162</u>	<u>\$135</u>
Apt. Composition	4 - 3BR	3 - 1BR 1 - 2BR	3 - 1BR 1 - 2BR	4 - 1BR	4 - 1BR	1 - Eff. 1 - 1BR 2 - 2BR





# TABLE F INCOME ANALYSES

Structures Eligible for Sec. 220 Project Mortgages  
(Over 4 apartments, no stores)

Property No.	<u>#36</u>	<u>#41</u>	<u># 1</u>	<u>#34</u>	<u>#39</u>	<u>#11</u>
Present Value	\$37,000	\$18,000	\$66,000	\$46,500	\$24,000	\$19,000
Est. Rehab. Cost	9,150	28,611	38,235	35,582	32,476	35,429
Total Cost	46,150	46,611	104,235	82,082	56,476	54,429
Total Monthly Rent Charge for 9% Net	642	648	1,449	1,141	785	757
Aver. Apt. Rent/mo.	<u>\$128</u>	<u>\$130</u>	<u>\$242</u>	<u>\$190</u>	<u>\$131</u>	<u>\$108</u>
Apt. Composition	1 - 1BR 4 - 2BR	3 - Eff. 1 - 1BR 1 - 2BR	6 - 3BR	3 - Eff. 3 - 1BR	1 - Eff. 5 - 1 BR	3 - Eff. 4 - 1BR



# TABLE F INCOME ANALYSES (CONT.)

Structures Eligible for Sec. 220 Project Mortgages  
(Over 4 apartments, no stores)

Property No.	<u>#24</u>	<u>#35</u>	<u>#47</u>	<u>#44</u>	<u>#46</u>
Present Value	\$21,000	\$33,000	\$60,000	\$85,000	\$220,000
Est. Rehab. Cost	78,815	17,179	22,836	32,288	24,076
Total Cost	99,815	50,179	82,836	117,288	244,076
Total Monthly Rent Charge for 9% Net	1,388	698	1,151	1,631	3,394
Aver. Apt. Rent/mo.	<u>\$154</u>	<u>\$78</u>	<u>\$96</u>	<u>\$102</u>	<u>\$89</u>
Apt. Composition	9 - 2BR	5 - Eff. 4 - 1BR	2 - 1BR 10 - 2BR	16 - 2BR	* 35 - Eff. 3 - 1BR.



# TABLE G INCOME ANALYSES

Structures Containing Apartments and Stores

Property No.	<u>#6</u>	<u>#7</u>	<u>#43</u>	<u>#17</u>	<u>#19</u>	<u>#20</u>	<u>#31</u>
Present Value	\$19,000	\$15,000	\$23,500	\$30,000	\$19,000	\$39,500	\$23,000
Est. Rehab. Cost	15,780	7,262	25,214	13,297	10,714	9,191	20,925
Total Cost	34,780	22,262	48,714	43,297	29,714	48,691	43,925
Total Monthly Rent Charge for 10% Net	537	344	753	669	459	752	679
Rent for Stores	\$110	\$125	\$ 65	\$45	\$ 90	\$ 95	\$ 90
Rent for Apts.	\$437	\$219	\$688	\$624	\$369	\$657	\$589
Aver. Apt. Rent/mo.	<u>\$437</u>	<u>\$219</u>	<u>\$688</u>	<u>\$312</u>	<u>\$184</u>	<u>\$328</u>	<u>\$294</u>
Apt. Composition	1 - 5BR	1 - 3 BR	1 - 7 BR	1 - 3BR 1 - 4BR	1 - Eff. 1 - 4BR.	2 - 1BR	2 - 3BR





TABLE G  
INCOME ANALYSES (CONT.)

Structures Containing Apartments and Stores

Property No.	<u>#30</u>	<u>#27</u>	<u>#37</u>	<u>#42</u>	<u>#49</u>	<u>#48</u>
Present Value	\$27,500	\$26,000	\$31,000	\$27,500	\$105,000	\$210,000
Est. Rehab. Cost	18,701	10,804	49,735	81,822	94,797	101,306
Total Cost	46,201	36,804	80,735	109,322	199,797	311,306
Total Monthly Rent Charge for 10% Net	714	569	1,247	1,689	3,087	4,809
Rent for Store	75	75	50	190	354	1,380
Rent for Apts.	639	494	1,197	1,599	2,733	3,429
Aver. Apt. Rent/mo.	\$ <u>213</u>	\$ <u>126</u>	\$ <u>149</u>	\$ <u>200</u>	\$ <u>152</u>	\$ <u>64</u>
Apt. Composition	1 - 2BR 2 - 3BR	4 - 1BR	8 - 1BR	6 - 1BR 2 - 2BR	15 - Eff. 3 - 1BR	46 - 2rm. 8 - 3rm.



# TABLE H INCOME ANALYSES

## Hotels

Property No.	#50	#45
Present Value	\$175,000	\$50,000
Est. Rehab. Cost	330,880	169,804
Total Cost	505,880	219,804
Total Monthly Rent Charge for 10% Net	9,245	4,017
Rent for Stores	1,410	-
Rooms: Gross Rent	7,835	4,017
Aver. Rm. Rent/mo.	\$ <u>145</u>	\$ <u>60</u>
No. or Rms.	54	67



TABLE I.  
COST ANALYSES

Single-Family Homes

Property No.	#2	#3	#5	#9
Present Value	\$15,500	\$15,000	\$20,000	\$11,000
Est. Rehab. Cost	16,808	6,171	7,489	6,824
Total Cost	32,308	21,171	27,489	17,824
1.5 x Present Value	\$23,250	\$22,500	\$30,000	\$16,500





# TABLE J COST ANALYSES

Relative Expense to Agency of Rehabilitation and Clearance:  
Four Selected Properties

1. Property No.	#8	#26	#29	#46
2. No. of Apts. after Rehab.	2	4	4	38

## Cost to Agency of Rehabilitation

3. Present Value	\$12,500	\$25,000	\$26,000	\$220,000
4. Est. Rehab. Cost	18,103	4,046	16,002	24,076
5. Total Cost	30,603	29,046	42,002	244,076
6. "Target" Rent per mo.	216	312	312	2,719
7. Total Reduced Cost	13,981	20,195	20,195	195,551
8. Write-down Expense (5 minus 7)	16,622	8,851	21,807	48,525
9. Off-Street Parking	900	900	2,700	35,100
10. Total Expense to Agency	<u>17,522</u>	<u>9,751</u>	<u>24,507</u>	<u>83,625</u>

## Cost to Agency of Clearance

11. Present Value	\$12,500	\$25,000	\$26,000	\$220,000
12. Demolition Expense	1,700	1,800	2,000	5,000
13. Sale of Land	4,126	4,750	8,250	9,500
14. Total Expense to Agency (11 plus 12 minus 13)	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

<u>Less Expensive Alternate</u>	Clearance	Rehabilitation	Clearance	Rehabilitation
<u>Difference in Expense</u>	<u>\$ 7,448</u>	<u>\$12,299</u>	<u>\$4,757</u>	<u>\$131,875</u>







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